

TWIN CREEKS NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

August 23, 2022

BOARD OF SUPERVISORS

**PUBLIC HEARINGS AND
REGULAR MEETING AGENDA**

Twin Creeks North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 16, 2022

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Twin Creeks North Community Development District

Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 23, 2022 at 12:15 p.m., at the Home2 Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 2 [Term Expires November 2022]
 - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B – Memorandum of Voting Conflict
 - B. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
- 5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank
- 7. Consideration of Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021
- 8. Consideration of Resolution 2022-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
- 9. Ratification Items
 - A. Tree Amigos Outdoor Services, Inc., Agreement for Landscape Maintenance Services
 - B. Tree Amigos Outdoor Services, Inc., Amendment to Agreement for Landscape Maintenance Services
 - C. Tree Amigos Outdoor Services, Inc., Contract Invoice #17633 [Beachwalk Landscape Enhancement Deposit]
 - D. Tree Amigos Outdoor Services, Inc., Invoice #18028 [Replacement of Sylvester Palm]
 - E. Tree Amigos Outdoor Services, Inc., Invoice #18150 [Replenish Annual Beds]
 - F. Stormwater Needs Analysis Report

10. Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of July 31, 2022
- B. Approval of May 16, 2022 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Prosser, Inc.*
 - C. Field Operations Liaison
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: September 27, 2022 at 1:00 P.M.

○ QUORUM CHECK

John Kinsey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Vacant	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Bryan Kinsey	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Zenzi Rogers	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jared Bouskila	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

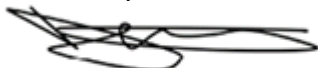
12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT CODE: 528 064 2804

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Twin Creeks North Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 23rd day of August, 2022.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

4A

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Twin Creeks North Cdd
2300 Glades Road Suite 410W

Boca Raton FL 33431

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/09/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/09/2022

Manuel Velazquez

Legal Clerk

Vicky Felty
9/19/25

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$359.40
Order No: 7611655 # of Copies:
Customer No: 765286 -1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Twin Creeks North Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 23, 2022
 TIME: 12:15 p.m.
 LOCATION: Home2 Suites by Hilton
 St Augustine I-95
 270 Outlet Mall Blvd
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89
Multi-Family Unit	646	\$254.34

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

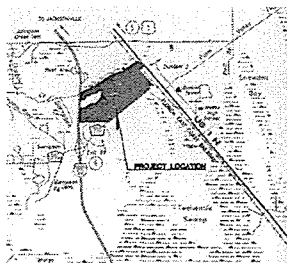
For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://twincreeksnorthcdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Twin Creeks North Community Development District a proposed budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Twin Creeks North Community Development District for the Fiscal Year Ending September 30, 2023”.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$3,428,577 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,252,251
TOTAL DEBT SERVICES FUND - SERIES 2016	\$1,972,015
TOTAL DEBT SERVICES FUND - SERIES 2018	<u>\$ 204,311</u>
TOTAL ALL FUNDS	\$3,428,577

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2022.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2016	5
Amortization Schedule - Series 2016A-1	6 - 7
Amortization Schedule - Series 2016A-2	8 - 9
Debt Service Fund Budget - Series 2018	10
Amortization Schedule - Series 2018	11 - 12
Projected Assessments	13 - 14

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: gross	\$ 849,081				\$1,042,689
Allowable discounts (4%)	(33,963)				(41,708)
Assessment levy: net	815,118	\$ 687,749	\$ 216,066	\$ 903,815	1,000,981
Assessments off-roll	226,729	29,990	196,739	226,729	251,270
Total revenues	1,041,847	717,739	412,805	1,130,544	1,252,251
EXPENDITURES					
Professional & administration					
Supervisors	4,000	-	2,400	2,400	6,000
FICA	306	-	306	306	459
District engineer	5,000	-	10,000	10,000	10,000
General counsel	24,000	4,313	2,000	6,313	24,000
District manager	50,000	25,000	25,000	50,000	51,500
Debt service fund accounting: 2016 master bonds	5,017	2,508	2,509	5,017	5,034
Debt service fund accounting: 2016 sub bonds	2,483	1,241	1,242	2,483	2,466
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,500	10,500	-	10,500	10,500
Audit	6,010	-	6,010	6,010	6,220
Postage	750	353	397	750	750
Insurance - GL, POL	13,175	11,930	-	11,930	13,500
Legal advertising	1,200	-	1,200	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	509	241	750	750
Website			-		
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Contingencies	-	-	-	-	500
Total professional & admin	132,131	59,279	57,320	116,599	\$141,819
Field Operations					
Landscape maintenance					
Field operations manager	9,600	-	9,600	9,600	9,600
Beachwalk Blvd (inc. main entries)	350,000	145,344	204,656	350,000	-
Landscape and irrigation maintenance	-	-	-	-	419,480
Pond bank maintenance	-	-	-	-	85,000
Tree/plant replacement	50,000	-	50,000	50,000	-
Tree care	-	-	-	-	107,720
Annuals rotation	18,000	-	18,000	18,000	23,500
Mulch	171,000	-	171,000	171,000	104,200
Irrigation repairs	12,000	-	12,000	12,000	-
Irrigation water	295,000	84,284	210,716	295,000	295,000
Aquatic maintenance	21,500	8,935	12,565	21,500	22,575
Road maintenance	15,000	-	15,000	15,000	15,000
Accounting	7,500	3,750	3,750	7,500	7,500
Total field operations	979,600	242,313	737,287	979,600	1,089,575

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Other fees and charges					
Tax collector	16,982	13,757	3,225	16,982	20,854
Total other fees & charges	16,982	13,757	3,225	16,982	20,854
Total expenditures	1,128,713	315,349	797,832	1,113,181	1,252,248
Net increase/(decrease) of fund balance	(86,866)	402,390	(385,027)	17,363	3
Fund balance - beginning (unaudited)	591,365	888,209	1,290,599	888,209	905,572
Fund balance - ending (projected):					
Assigned:					
3 months working capital	292,060	292,060	292,060	292,060	323,187
Unassigned	212,439	998,539	613,512	613,512	582,388
Fund balance - ending (projected)	<u>\$ 504,499</u>	<u>\$ 1,290,599</u>	<u>\$ 905,572</u>	<u>\$ 905,572</u>	<u>\$ 905,575</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	10,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	24,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications,	
District manager	51,500
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and	
Debt service fund accounting: 2016 master bonds	5,034
Wrathell, Hunt and Associates, LLC , will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Debt service fund accounting: 2016 sub bonds	2,466
Debt service fund accounting: Lennar bonds	3,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	6,220
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	13,500
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed. For future years, legal advertising could be reduced to \$1,500 to \$2,000 range.	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Mailed notices	1,600
Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses	
Website	
Hosting	705
ADA compliance	210
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	10,500
Annual fees paid for services provided as trustee, paying agent and	
Contingencies	
Meeting room rental, etc.	500
Field Operations	
Landscape maintenance	
Field operations manager	9,600
Beachwalk Blvd (inc. main entries)	419,480
Pond bank maintenance	85,000
Tree care	107,720
Annuals rotation	23,500
4 rotations per year	
Mulch	104,200
Pine bark, 1x at 24-month intervals	
Irrigation water	295,000
Aquatic maintenance	22,575
Road maintenance	15,000
Accounting	7,500
Other fees and charges	
Tax collector	20,854
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 1,252,248</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET**

Fiscal Year 2022

	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
REVENUES					
Assessment levy: gross	\$ 1,820,776				\$ 1,820,776
Allowable discounts (4%)	(72,831)				(72,831)
Assessment levy: net	1,747,945	\$ 1,333,622	\$ 414,323	\$ 1,747,945	1,747,945
Assessments off-roll 2016A-1	224,070	126,624	97,446	224,070	224,070
Assessments prepayment	-	118,048	-	118,048	-
Interest	-	154	-	154	-
Total revenues	<u>1,972,015</u>	<u>1,578,448</u>	<u>511,769</u>	<u>2,090,217</u>	<u>1,972,015</u>
EXPENDITURES					
Debt service					
Principal 2016A-1	285,000	285,000	-	285,000	270,000
Principal 2016A-2	130,000	130,000	-	130,000	135,000
Principal prepayment 2016A-1	-	170,000	-	170,000	-
Principal prepayment 2016A-2	-	165,000	-	165,000	-
Interest 2016A-1	1,031,969	522,183	507,150	1,029,333	1,007,550
Interest 2016A-2	510,825	257,038	248,638	505,676	493,900
Total debt service	<u>1,957,794</u>	<u>1,529,221</u>	<u>755,788</u>	<u>2,285,009</u>	<u>\$1,906,450</u>
Other fees and charges					
Tax collector	36,416	26,674	9,742	36,416	36,416
Total other fees & charges	<u>36,416</u>	<u>26,674</u>	<u>9,742</u>	<u>36,416</u>	<u>36,416</u>
Total expenditures	<u>1,994,210</u>	<u>1,555,895</u>	<u>765,530</u>	<u>2,321,425</u>	<u>1,942,866</u>
Net increase/(decrease) of fund balance	(22,195)	22,553	(253,761)	(231,208)	29,149
Fund balance - beginning (unaudited)	3,059,887	3,132,055	3,154,608	3,132,055	2,900,847
Fund balance - ending (projected)	<u>\$ 3,037,692</u>	<u>\$ 3,154,608</u>	<u>\$ 2,900,847</u>	<u>\$ 2,900,847</u>	<u>2,929,996</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,716,918)
Principal and Interest expense 2016 A-1 - November 1, 2023					(785,400)
Principal and Interest expense 2016 A-2 - November 1, 2023					(385,263)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 42,415</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	270,000.00	5.000%	507,150.00	777,150.00	19,030,000.00
05/01/23	-		500,400.00	500,400.00	19,030,000.00
11/01/23	285,000.00	5.000%	500,400.00	785,400.00	18,745,000.00
05/01/24	-		493,275.00	493,275.00	18,745,000.00
11/01/24	300,000.00	5.750%	493,275.00	793,275.00	18,445,000.00
05/01/25	-		484,650.00	484,650.00	18,445,000.00
11/01/25	315,000.00	5.750%	484,650.00	799,650.00	18,130,000.00
05/01/26	-		475,593.75	475,593.75	18,130,000.00
11/01/26	335,000.00	5.750%	475,593.75	810,593.75	17,795,000.00
05/01/27	-		465,962.50	465,962.50	17,795,000.00
11/01/27	355,000.00	5.750%	465,962.50	820,962.50	17,440,000.00
05/01/28	-		455,756.25	455,756.25	17,440,000.00
11/01/28	375,000.00	5.750%	455,756.25	830,756.25	17,065,000.00
05/01/29	-		444,975.00	444,975.00	17,065,000.00
11/01/29	395,000.00	6.375%	444,975.00	839,975.00	16,670,000.00
05/01/30	-		432,384.38	432,384.38	16,670,000.00
11/01/30	420,000.00	6.375%	432,384.38	852,384.38	16,250,000.00
05/01/31	-		418,996.88	418,996.88	16,250,000.00
11/01/31	450,000.00	6.375%	418,996.88	868,996.88	15,800,000.00
05/01/32	-		404,653.13	404,653.13	15,800,000.00
11/01/32	480,000.00	6.375%	404,653.13	884,653.13	15,320,000.00
05/01/33	-		389,353.13	389,353.13	15,320,000.00
11/01/33	510,000.00	6.375%	389,353.13	899,353.13	14,810,000.00
05/01/34	-		373,096.88	373,096.88	14,810,000.00
11/01/34	540,000.00	6.375%	373,096.88	913,096.88	14,270,000.00
05/01/35	-		355,884.38	355,884.38	14,270,000.00
11/01/35	575,000.00	6.375%	355,884.38	930,884.38	13,695,000.00
05/01/36	-		337,556.25	337,556.25	13,695,000.00
11/01/36	615,000.00	6.375%	337,556.25	952,556.25	13,080,000.00
05/01/37	-		317,953.13	317,953.13	13,080,000.00
11/01/37	655,000.00	6.375%	317,953.13	972,953.13	12,425,000.00
05/01/38	-		297,075.00	297,075.00	12,425,000.00
11/01/38	695,000.00	6.375%	297,075.00	992,075.00	11,730,000.00
05/01/39	-		274,921.88	274,921.88	11,730,000.00
11/01/39	740,000.00	6.375%	274,921.88	1,014,921.88	10,990,000.00
05/01/40	-		251,334.38	251,334.38	10,990,000.00
11/01/40	785,000.00	6.375%	251,334.38	1,036,334.38	10,205,000.00
05/01/41	-		226,312.50	226,312.50	10,205,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	835,000.00	6.375%	226,312.50	1,061,312.50	9,370,000.00
05/01/42	-		199,696.88	199,696.88	9,370,000.00
11/01/42	890,000.00	6.375%	199,696.88	1,089,696.88	8,480,000.00
05/01/43	-		171,328.13	171,328.13	8,480,000.00
11/01/43	945,000.00	6.375%	171,328.13	1,116,328.13	7,535,000.00
05/01/44	-		141,206.25	141,206.25	7,535,000.00
11/01/44	1,005,000.00	6.375%	141,206.25	1,146,206.25	6,530,000.00
05/01/45	-		109,171.88	109,171.88	6,530,000.00
11/01/45	1,070,000.00	6.375%	109,171.88	1,179,171.88	5,460,000.00
05/01/46	-		75,065.63	75,065.63	5,460,000.00
11/01/46	1,140,000.00	6.375%	75,065.63	1,215,065.63	4,320,000.00
05/01/47	-		38,728.13	38,728.13	4,320,000.00
11/01/47	1,215,000.00	6.375%	38,728.13	1,253,728.13	3,105,000.00
Total	16,480,000.00		17,799,487.64	34,279,487.64	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	135,000.00	5.000%	248,637.50	383,637.50	8,870,000.00
05/01/23	-		245,262.50	245,262.50	8,870,000.00
11/01/23	140,000.00	5.000%	245,262.50	385,262.50	8,730,000.00
05/01/24	-		241,762.50	241,762.50	8,730,000.00
11/01/24	145,000.00	6.000%	241,762.50	386,762.50	8,585,000.00
05/01/25	-		237,412.50	237,412.50	8,585,000.00
11/01/25	155,000.00	6.000%	237,412.50	392,412.50	8,430,000.00
05/01/26	-		232,762.50	232,762.50	8,430,000.00
11/01/26	165,000.00	6.000%	232,762.50	397,762.50	8,265,000.00
05/01/27	-		227,812.50	227,812.50	8,265,000.00
11/01/27	175,000.00	6.000%	227,812.50	402,812.50	8,090,000.00
05/01/28	-		222,562.50	222,562.50	8,090,000.00
11/01/28	185,000.00	6.000%	222,562.50	407,562.50	7,905,000.00
05/01/29	-		217,012.50	217,012.50	7,905,000.00
11/01/29	195,000.00	6.000%	217,012.50	412,012.50	7,710,000.00
05/01/30	-		211,162.50	211,162.50	7,710,000.00
11/01/30	210,000.00	6.000%	211,162.50	421,162.50	7,500,000.00
05/01/31	-		204,862.50	204,862.50	7,500,000.00
11/01/31	220,000.00	6.000%	204,862.50	424,862.50	7,280,000.00
05/01/32	-		198,262.50	198,262.50	7,280,000.00
11/01/32	235,000.00	6.375%	198,262.50	433,262.50	7,045,000.00
05/01/33	-		190,771.88	190,771.88	7,045,000.00
11/01/33	250,000.00	6.375%	190,771.88	440,771.88	6,795,000.00
05/01/34	-		182,803.13	182,803.13	6,795,000.00
11/01/34	265,000.00	6.375%	182,803.13	447,803.13	6,530,000.00
05/01/35	-		174,356.25	174,356.25	6,530,000.00
11/01/35	280,000.00	6.375%	174,356.25	454,356.25	6,250,000.00
05/01/36	-		165,431.25	165,431.25	6,250,000.00
11/01/36	300,000.00	6.375%	165,431.25	465,431.25	5,950,000.00
05/01/37	-		155,868.75	155,868.75	5,950,000.00
11/01/37	320,000.00	6.375%	155,868.75	475,868.75	5,630,000.00
05/01/38	-		145,668.75	145,668.75	5,630,000.00
11/01/38	340,000.00	6.375%	145,668.75	485,668.75	5,290,000.00
05/01/39	-		134,831.25	134,831.25	5,290,000.00
11/01/39	360,000.00	6.375%	134,831.25	494,831.25	4,930,000.00
05/01/40	-		123,356.25	123,356.25	4,930,000.00
11/01/40	385,000.00	6.375%	123,356.25	508,356.25	4,545,000.00
05/01/41	-		111,084.38	111,084.38	4,545,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	410,000.00	6.375%	111,084.38	521,084.38	4,135,000.00
05/01/42	-		98,015.63	98,015.63	4,135,000.00
11/01/42	435,000.00	6.375%	98,015.63	533,015.63	3,700,000.00
05/01/43	-		84,150.00	84,150.00	3,700,000.00
11/01/43	465,000.00	6.375%	84,150.00	549,150.00	3,235,000.00
05/01/44	-		69,328.13	69,328.13	3,235,000.00
11/01/44	495,000.00	6.375%	69,328.13	564,328.13	2,740,000.00
05/01/45	-		53,550.00	53,550.00	2,740,000.00
11/01/45	525,000.00	6.375%	53,550.00	578,550.00	2,215,000.00
05/01/46	-		36,815.63	36,815.63	2,215,000.00
11/01/46	560,000.00	6.375%	36,815.63	596,815.63	1,655,000.00
05/01/47	-		18,965.63	18,965.63	1,655,000.00
11/01/47	595,000.00	6.375%	18,965.63	613,965.63	1,060,000.00
Total	8,075,000.00		8,722,056.82	16,797,056.82	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: gross	\$ 210,833				\$ 210,833
Allowable discounts (4%)	(8,433)				(8,433)
Assessment levy: net	202,400	\$ 154,017	\$ 48,383	\$ 202,400	202,400
Interest	-	13	-	13	-
Total revenues	202,400	154,030	48,383	202,413	202,400
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	60,000
Principal prepayment	-	-	15,000	15,000	-
Interest	142,225	71,113	71,112	142,225	140,094
Total debt service	197,225	71,113	141,112	212,225	200,094
Other fees and charges					
Tax collector	4,217	3,079	1,138	4,217	4,217
Total other fees & charges	4,217	3,079	1,138	4,217	4,217
Total expenditures	201,442	74,192	142,250	216,442	204,311
Net increase/(decrease) of fund balance	958	79,838	(93,867)	(14,029)	(1,911)
Fund balance - beginning (unaudited)	211,504	216,682	296,520	216,682	202,653
Fund balance - ending (projected)	\$ 212,462	\$ 296,520	\$ 202,653	\$ 202,653	200,742
Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2023					(68,884)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 30,351</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/21			71,112.50	71,112.50	2,970,000.00
06/15/22	55,000.00	3.875%	71,112.50	126,112.50	2,915,000.00
12/15/22			70,046.88	70,046.88	2,915,000.00
06/15/23	60,000.00	3.875%	70,046.88	130,046.88	2,855,000.00
12/15/23			68,884.38	68,884.38	2,855,000.00
06/15/24	60,000.00	3.875%	68,884.38	128,884.38	2,795,000.00
12/15/24			67,721.88	67,721.88	2,795,000.00
06/15/25	65,000.00	4.500%	67,721.88	132,721.88	2,730,000.00
12/15/25			66,259.38	66,259.38	2,730,000.00
06/15/26	65,000.00	4.500%	66,259.38	131,259.38	2,665,000.00
12/15/26			64,796.88	64,796.88	2,665,000.00
06/15/27	70,000.00	4.500%	64,796.88	134,796.88	2,595,000.00
12/15/27			63,221.88	63,221.88	2,595,000.00
06/15/28	70,000.00	4.500%	63,221.88	133,221.88	2,525,000.00
12/15/28			61,646.88	61,646.88	2,525,000.00
06/15/29	75,000.00	4.500%	61,646.88	136,646.88	2,450,000.00
12/15/29			59,959.38	59,959.38	2,450,000.00
06/15/30	80,000.00	4.875%	59,959.38	139,959.38	2,370,000.00
12/15/30			58,009.38	58,009.38	2,370,000.00
06/15/31	85,000.00	4.875%	58,009.38	143,009.38	2,285,000.00
12/15/31			55,937.50	55,937.50	2,285,000.00
06/15/32	85,000.00	4.875%	55,937.50	140,937.50	2,200,000.00
12/15/32			53,865.63	53,865.63	2,200,000.00
06/15/33	90,000.00	4.875%	53,865.63	143,865.63	2,110,000.00
12/15/33			51,671.88	51,671.88	2,110,000.00
06/15/34	95,000.00	4.875%	51,671.88	146,671.88	2,015,000.00
12/15/34			49,356.25	49,356.25	2,015,000.00
06/15/35	100,000.00	4.875%	49,356.25	149,356.25	1,915,000.00
12/15/35			46,918.75	46,918.75	1,915,000.00
06/15/36	105,000.00	4.875%	46,918.75	151,918.75	1,810,000.00
12/15/36			44,359.38	44,359.38	1,810,000.00
06/15/37	110,000.00	4.875%	44,359.38	154,359.38	1,700,000.00
12/15/37			41,678.13	41,678.13	1,700,000.00
06/15/38	115,000.00	4.875%	41,678.13	156,678.13	1,585,000.00
12/15/38			38,875.00	38,875.00	1,585,000.00
06/15/39	120,000.00	5.000%	38,875.00	158,875.00	1,465,000.00
12/15/39			35,875.00	35,875.00	1,465,000.00
06/15/40	130,000.00	5.000%	35,875.00	165,875.00	1,335,000.00
12/15/40			32,625.00	32,625.00	1,335,000.00
06/15/41	135,000.00	5.000%	32,625.00	167,625.00	1,200,000.00
12/15/41			29,250.00	29,250.00	1,200,000.00
06/15/42	140,000.00	5.000%	29,250.00	169,250.00	1,060,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/42			25,750.00	25,750.00	1,060,000.00
06/15/43	150,000.00	5.000%	25,750.00	175,750.00	910,000.00
12/15/43			22,000.00	22,000.00	910,000.00
06/15/44	160,000.00	5.000%	22,000.00	182,000.00	750,000.00
12/15/44			18,000.00	18,000.00	750,000.00
06/15/45	165,000.00	5.000%	18,000.00	183,000.00	585,000.00
12/15/45			13,875.00	13,875.00	585,000.00
06/15/46	175,000.00	5.000%	13,875.00	188,875.00	410,000.00
12/15/46			9,500.00	9,500.00	410,000.00
06/15/47	185,000.00	5.000%	9,500.00	194,500.00	225,000.00
12/15/47			4,875.00	4,875.00	225,000.00
06/15/48	195,000.00	5.000%	4,875.00	199,875.00	30,000.00
Total	2,940,000.00		2,452,143.88	5,392,143.88	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	469.79	-	469.79	423.90
Commercial Parcel 5	Hotel	100	281.87	-	281.87	254.34
Commercial Parcel 6	Retail	73,310	469.79	-	469.79	423.90
Commercial Parcel 7	Retail	-	-	-	-	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		178,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	109	939.57	1,088.02	2,027.59	1,935.83
Residential Parcel 2/3	SF 40'	184	959.49	2,690.15	3,649.64	3,557.87
Residential Parcel 2/3- Prepaid	SF 40'	3	959.49	-	959.49	867.72
Residential Parcel 4	MF	348	281.87	-	281.87	254.34
Residential Parcel 5	MF	298	281.87	-	281.87	254.34
Residential Parcel 10/11	SF 63'	47	944.89	3,104.13	4,049.02	3,957.29
Residential Parcel 10/11 - Reduced	SF 63'	13	944.89	2,604.21	3,549.10	3,457.37
Residential Parcel 10/11 - Prepaid	SF 63'	2	944.89	-	944.89	853.16
Residential Parcel 10/11	Villa 37.5'	30	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 10/11- Reduced	Villa 37.5'	2	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12	Villa 37.5'	90	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 12 - Reduced	Villa 37.5'	21	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12 - Prepaid	Villa 37.5'	23	944.89	-	944.89	853.16
Residential Parcel 13	SF 53'	84	944.89	3,227.14	4,172.03	4,080.30
Residential Parcel 13 - Reduced	SF 53'	48	944.89	2,816.73	3,761.62	3,669.89
Residential Parcel 13 - Prepaid	SF 53'	15	944.89	-	944.89	853.16
Residential Parcel 14	SF 73'	112	944.89	3,575.24	4,520.13	4,428.40
Residential Parcel 14 - Prepaid	SF 73'	7	944.89	-	944.89	853.16
Total		1,436				

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	441.60	363.34	804.94	761.81
Commercial Parcel 6	Retail	-	441.60	363.34	804.94	761.81
Commercial Parcel 7	Retail	100,000	441.60	363.34	804.94	761.81
Commercial Parcel 8	Retail	175,000	441.60	363.34	804.94	761.81
Office Parcel 9	Office	100,000	441.60	248.61	690.21	647.08
Total		375,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	97	883.20	1,023.61	1,906.81	1,820.55
Residential Parcel 2/3	SF 40'	-	-	-	-	-
Residential Parcel 2/3- Prepaid	SF 40'	-	-	-	-	-
Residential Parcel 4	MF	-	-	-	-	-
Residential Parcel 10/11	SF 63'	-	-	-	-	-
Residential Parcel 10/11 - Reduced	SF 63'	-	-	-	-	-
Residential Parcel 10/11	Villa 37.5'	-	-	-	-	-
Residential Parcel 12	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Reduced	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Prepaid	Villa 37.5'	-	-	-	-	-
Residential Parcel 13	SF 53'	-	-	-	-	-
Residential Parcel 13 - Reduced	SF 53'	-	-	-	-	-
Residential Parcel 13 - Prepaid	SF 53'	-	-	-	-	-
Residential Parcel 14	SF 73'	-	-	-	-	-
Total		97				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2022 based on information received from the St. Johns County Property Appraiser's Office

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

5A

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Twin Creeks North Cdd
2300 Glades Road Suite 410W

Boca Raton FL 33431

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/09/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/09/2022

Manuel Velazquez

Legal Clerk

Vicky Felty
9/19/25

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$359.40

Order No: 7611655

of Copies:

Customer No: 765286

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Twin Creeks North Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 23, 2022
 TIME: 12:15 p.m.
 LOCATION: Home2 Suites by Hilton
 St Augustine I-95
 270 Outlet Mall Blvd
 St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89
Multi-Family Unit	646	\$254.34

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

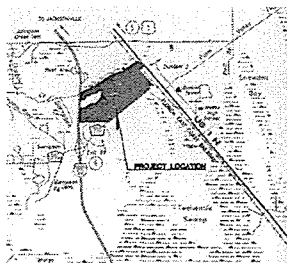
For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://twincreeksnorthcdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

5B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Twin Creeks North Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Twin Creeks North Community Development District.
4. I do hereby certify that on August 03, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Twin Creeks North Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

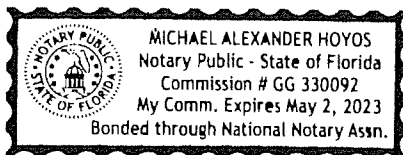
FURTHER AFFIANT SAYETH NOT.

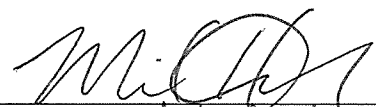


Han Liu

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 03rd day of August, 2022, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is [] personally known to me or [] has provided _____ as identification, and who did ___ / did not ___ take an oath.

NOTARY PUBLIC





Print Name: Michael Hoyos
Notary Public, State of Florida
Commission No.: GG 330092
My Commission Expires: May 2, 2023

EXHIBIT A: Mailed Notice

EXHIBIT A



Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

LENNAR HOMES LLC
9440 PHILLIPS HWY, STE 7
JACKSONVILLE, FL 32256-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000135

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **97** residential units (Parcel 1).
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$91,138.29

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

THE ELYSIAN AL LP
C/O AMERICAN LANDMARK
4890 W KENNEDY BLVD STE 240
TAMPA, FL 33609-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000134

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **348** multi-family units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$98,090.76

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

SENTOSA BEACHWALK II LLC
ONE TOWN CENTER RD STE 600
BOCA RATON, FL 33486-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000168

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **298** multi-family units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$83,997.26

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

NATIONAL FOUR STAR DEVELOPMENT LLC
10001 TAMIAMI TRL N STE 205
NAPLES, FL 34108-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000175

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **100** commercial units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$46,979.00

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

TWIN CREEKS SPE LLC
PO BOX 812241
BOCA RATON FL 33481-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000167

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **275** commercial units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$129,192.25

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

BEACHWALK RETAIL CENTER LLC
7900 GLADES RD, SUITE 600
BOCA RATON, FL 33434-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000166, 0237000170 and 0237000171

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your properties are classified as **167.231** commercial units and **100** commercial units (Hotel).
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$106,750.45

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

JAX KITCHEN BEACHWALK LLC
10281 MIDTOWN PKWY, STE 125
JACKSONVILLE, FL 32246-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000174

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **6.349** commercial units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$2,982.70

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

Plaza Street Fund 145 LLC
2400 W 75TH ST, STE 220
PRAIRIE VILLAGE, KS 66208-0000

By US Mail, First Class Delivery

Parcel ID #: 0237000172

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **4.8** commercial units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)
\$2,254.99

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

LENNAR HOMES LLC
9440 PHILLIPS HWY, STE 7
JACKSONVILLE, FL 32256-0000

By US Mail, First Class Delivery

Parcel ID #: See Exhibit B

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your properties are classified as **42** residential units (Parcel 1).
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$35,608.02	\$39,461.94	\$3,853.92

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

0237200010	0237201410
0237200480	0237201420
0237200490	0237201430
0237200500	0237201440
0237200510	0237201450
0237200520	0237201460
0237200530	0237201470
0237200540	0237201480
0237201190	0237201490
0237201200	0237201560
0237201210	0237201570
0237201220	0237201580
0237201230	0237201590
0237201240	0237201600
0237201340	0237201610
0237201350	0237201620
0237201360	0237201630
0237201370	0237201640
0237201380	0237201650
0237201390	0237201660
0237201400	0237201670

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

«name»

By US Mail, First Class Delivery

«addr_1»

«city», «state» «zip»

«country»

Parcel ID #: «Strap»

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as a **1** residential unit (Parcel 1).
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$847.81	\$939.57	\$91.76

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Strap	name
0237200020	468 ALBANY BAY REVOCABLE TRUST D:12/01/2020
0237200050	482 ALBANY BAY REVOCABLE TRUST D:12/01/2020
0237200430	ABRIL OSCAR EDUARDO SERRATO ET AL
0237200240	ALI DJADMIKA ET AL
0237200370	ALLEN CHRISTI LEE,MICHAEL SCOTT
0237200400	AMAN ILIAS
0237200470	ASHCHI HASSOUNAH ET AL
0237201130	ASLAM OSMAN PARVEZ ET AL
0237200100	AULD KRISTEN STROBEL,ANDREW WILLIAM
0237200210	BAKLIWAL SHUBHI
0237200310	BATHIJA MOHIT ET AL
0237201320	BORACAY CIRCLE REAL ESTATE HOLDINGS LLC
0237200190	BROCHU LAURIE ANN
0237201330	BUBNOVA NINA ET AL
0237200130	BUTTAFOGO RONALD J
0237200450	CASTELLANOS LINDA A
0237201550	DANDE PRATAP ET AL
0237201520	DAVADA RE HOLDING INC
0237201170	DESALVO CHRISTOPHER JOHN
0237200180	DIMAS LLC
0237200230	ELLIOTT KRISTEN ROCHELLE
0237200330	GANTA VIJENDAR ET AL
0237200350	GANTA VIJENDAR ET AL
0237200380	GATLA NANDITA ET AL
0237200170	GERDES JOSHUA DANIEL
0237201510	GILES LEILA DANNE FAJARDO ET AL
0237200280	GLASER PAUL D
0237201310	JAGANNATH ARJUN
0237200120	JULIANO THOMAS,SUSAN F
0237200060	LAUER BROCK SIMMERS
0237200200	MAHADIK PARIKSHIT ATMARAM
0237200460	MANDADI PRANEETH K ET AL
0237200420	MAUER NOAH ANDERSON ET AL
0237200140	MEEKO BEACHWALK1 PROPERTIES LLC
0237201250	MIRACLE RICHARD T,MARY LINDA
0237200440	MORALES CARLOS
0237201300	MOSTACCIO NINA MARIE ET AL
0237200030	NADENDLA CHENNA KESAVA SESHADRI ET AL
0237200040	NADENDLA CHENNA KESAVA SESHADRI ET AL
0237201530	NANDA SUNEETHA BANGLORE ET AL
0237200090	OBJARTEL JENNIFER MARIE
0237200320	OKERNICK JOSEPH ALBERT,NURIANA KOSTRECI
0237201260	PALANDE ATHARVA RAJANISH
0237201280	PALANDE RAJANISH VIJAY
0237201150	PALANDE RAJANISH VIJAY,RESHMA RAJANISH
0237200220	PALAZZOLO JAMES DOUGLASS,SANDRA SUE

Strap	name
0237200270	PASALA KRISHNA KAMAL ET AL
0237200250	PASSEN DANIEL JOSHUA
0237200390	PATEL RONAK VINODCHANDRA ET AL
0237200410	PETZ MELANIE INGRID
0237200070	PJEPI DORINA,AUREL
0237200360	POLASA SWATHI
0237200290	POPE ALEESA DENISE,MICHAEL RAY
0237201160	RAMAN HARIHARAN
0237201180	RIBEIRO ADRIANO F
0237200160	ROBERTSON COLETTE MARION
0237201140	SHMALO SARA
0237200110	STEPHENS BRIAN MICHAEL,CATHERINE MARY
0237200340	STONE NATALIE KLINE
0237201540	TADAVAI SANTHOSH REDDY ET AL
0237201270	TEREBILO ANDREI GENNADYVICH ET AL
0237200150	TRIVEDI SANJAY ET AL
0237200300	URQUHART YVETTE CECILE
0237200080	VALENTI JAMES FRANCIS JR
0237201500	VHVV INC
0237200260	VIVEK HIRAN
0237201290	WINNER SHARON RENEE

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

LENNAR HOMES LLC
9440 PHILIPS HWY STE 7
JACKSONVILLE, FL 32256-0000

By US Mail, First Class Delivery

Parcel ID #: See Exhibit B

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your properties are classified as **62** residential units (Parcel 2/3).
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$53,798.64	\$59,488.38	\$5,689.74

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

EXHIBIT B

0237190070	0237190400
0237190100	0237190410
0237190110	0237190420
0237190120	0237190430
0237190130	0237190440
0237190140	0237190450
0237190150	0237190460
0237190160	0237190470
0237190170	0237190480
0237190180	0237190490
0237190190	0237190500
0237190200	0237190510
0237190210	0237190520
0237190220	0237190530
0237190230	0237190540
0237190240	0237190550
0237190250	0237190560
0237190260	0237190570
0237190270	0237190590
0237190280	0237190600
0237190290	0237191140
0237190300	0237191150
0237190310	0237191160
0237190320	0237191170
0237190330	0237191180
0237190340	0237191190
0237190350	0237191200
0237190360	0237191220
0237190370	0237191230
0237190380	0237191240
0237190390	0237191250

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

XXX
XXX
XXX
Parcel ID #: XXX

By US Mail, First Class Delivery

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as a **1** residential unit.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$867.72	\$959.49	\$91.77

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Strap	name
0237191320	ABRAMS JEFFREY J JR,YVONNE R
0237191020	AGEE SHAWN
0237191660	ALVERINA HANA SABATINI ET AL
0237191510	AMANDA JULIE PLYMPTON DICKERSON LARSEN
0237191450	ARONECK LINDSAY ET AL
0237190880	BAMBA SANJAY,POOJA
0237191300	BAMBA SANJAY,POOJA
0237191770	BAUGHMAN JEFFREY ALAN,ASHLI JONES
0237191590	BERMAN VICTORIA ROYCE ET AL
0237190780	BISCARDI ANDREW R,MEREDITH
0237191370	BOLZAU JASON CHARLES
0237191390	BORROMEO JEFFREY BARREDO,CHARISSE JOAN SANTAYANA
0237190970	BOUTIN CHRISTOPHER JOHN,JULIE CATHERINE
0237190030	BOXER KEVIN,JENNIFER RENEE
0237191570	BUBNOVA NINA B ET AL
0237191650	BUBNOVA NINA B ET AL
0237190680	BUBNOVA NINA ET AL
0237190620	BUBNOVA TEREBILO REVOCABLE TRUST D: 03/12/2010
0237191840	CARAFANO PETER CARL,DENISE ARLEEN
0237191540	CASTANO FANNY J,RICHARD
0237191380	CATERSON JOSHUA BAXTER
0237191050	CEVALLOS FRANCISCO IVAN ET AL
0237191430	CHAMBERS MARIE NICOLE ET AL
0237191280	CHESLER RYAN DAVID,DANIELLE
0237191500	CHMURA-TRUNK ALISON CASANDRA,NICHOLAS ELEUTERIO
0237191070	CLAUSEN ROBERT S,SUSAN L
0237190790	CPI AMHERST SFR PROGRAM OWNER LLC
0237190860	CPI AMHERST SFR PROGRAM OWNER LLC
0237191760	DARABOS JONATHAN MICHAEL,CASSANDRA DESIREE
0237191260	DARCOA STEPHANIE ELAINE,ALBERT ANTHONY JR
0237191470	DARMODY MATTHEW GERALD,ANGELA BROOKE
0237190900	DELGADO JOEL ANDRES REYNOSO
0237190080	DENDULURI CHANDRA MOULI ET AL
0237190670	DESMOND MARK HUNTER,PAMELA JEAN
0237191460	DICE FERNANDA MCLENDON,ALICIA ANDREA
0237191860	ELLZEY CODY PRESTON,JAMI LYN
0237190660	EVENIKOS ANTHONY
0237191720	FARRELL JENNIFER MANSO,WILLIAM MOSHER III
0237190870	FEI DIANE E
0237190830	FITZPATRICK ALISHA S,NICKOLAUS J
0237191630	FREEDMAN LOIS REVOCABLE TRUST D:10/23/13
0237190730	GANTA FAMILY REVOCABLE TRUST D: 10/06/2015
0237191790	GARRETT ERIC J
0237190050	GERRETY KATHERINE SUZANNE RAWSON,PAUL ANDREW
0237191690	GHIPSMANN CLAUDIO MARCIO ET AL
0237190750	GILL DANIELLE AMANDA ET AL

Strap	name
0237191750	GLOVA JANELLE MARIE,MICHAEL ANDREW
0237190840	GOINS DAVID SCOTT ET AL
0237191780	GOLUNOVA RUSLANA ET AL
0237191830	GOSS FRANKETA DENISE
0237191400	GOSS NEELY JO
0237190960	GRIMSLEY WILLIAM E III,JESSICA S
0237190630	GUTHRIE PAMELA WHITEMAN
0237191670	HAGAMAN ANDREW CATES,ADRIANNA BARRANCO
0237191080	HALLMAN CHAD ET AL
0237191010	HARDIN TAYLOR LYNN,GEORGE MICHAEL
0237190850	HART KEVIN JOHN,PEGGY C
0237190990	HAWK MATTHEW CHARLES
0237191420	HULKE BRIANA L LIVING TRUST D: 9-9-2020
0237191640	HUNTER ANTHONY WAYNE,ELLEN LOUISE
0237190770	JENSEN PETER JAMES,AM ELISE
0237190980	JOHN KELLY
0237191530	JONES CAMERON ALISA
0237190710	JONES JENNIFER HARRIS
0237190690	KLOSE RENEE
0237191060	KNIGHT BRIAN MICHAEL,COURTNEY LANE
0237191210	KUNSCH STEPHEN G,LINDA ADA
0237191580	LABORE CAROL ANN
0237190650	LAMBU SANDEEP ET AL
0237190930	LOPEZ EMILIO JOSEPH,LIZBETH
0237190720	LUTTKUS MICHAEL ANDREW
0237191090	MACDOUGALL JOHN GORDON
0237190020	MADDUKURI VENKATESWARA RAO ET AL
0237191730	MAHONEY DANIEL T,GINA M
0237191040	MANSKER JOEL ANDREW
0237190090	MARIANO DAVID ANTHONY JR,KARINA DEL PILAR
0237190040	MARTIN JAMES ANTHONY,GILLIAN IRENE LEBRUN
0237191350	MAYOR EMILIO,ROSUANY
0237190800	MC MAHAN DANNY L,RENEE KATHLEEN
0237191560	MEDINA DIANA MARCELA ET AL
0237190810	MEDRANO FABIOLA
0237190010	MELLON DANIEL SCHUYLER
0237191000	MYRTE VALBONA ET AL
0237190060	OGY DESIGN INC
0237191600	PASCUCCI RICHARD RINALDO,MARYANN
0237191030	PEBENITO ARTHUR JEFFREY
0237190910	PETERS GREGORY BRANDT,CLELIA ROCIO
0237190940	PETRUZZELLA AMY KELLY
0237191120	PHOMMATHEP NOUHIENG,SOUTSAKHONE
0237191740	PJEPI AUREL,DORINA
0237191620	POSADA MAURICIO ETAL
0237190760	PRASATEK ADAM ANDREW,SUZETTE LEA

Strap	name
0237191340	RALLS FRANCIS JAMES,TARA LYNN
0237190740	RICHARD RAY PAUL JR,COURTNEY PIERSON
0237191610	RIPKEY CHRISTOPHER ROBERT,JENNIFER LEE
0237190610	ROBERTS SHANNON BRITTANY
0237191100	RODRIGUEZ KIMBERLY RAE, RODRIGUEZ JERRY
0237191290	ROGERS GEORGE H IV,ELIZABETH ELLEN
0237191310	ROGULJ BONNIE LEIGH,VANJA
0237190640	RUIZ CARLOS G,ELENA MATTEI
0237190580	RYAPOLOV ANDREY M,LYUDMILA ET AL
0237191820	SAI KRISHNA RAGHAVENDRA ARAVALLI ET AL
0237191520	SCHUMAN CHERYL DIANE,THOMAS
0237191550	SCOTT LATIE LYNN ET AL
0237191270	SEGURA MANUEL MIRANDA, DARLA SHAMAINE
0237191440	SHAMI MOHAMED EL
0237191710	SLEPIKAS MARK WAYNE,DOROTHY
0237191410	SMITH ROBERT J,RHONDA G
0237191110	STONE NATALIE KLINE
0237190820	SUMMERS JULIAN W
0237191810	SUMNER EDWARD CHARLES
0237191490	TEPP DANA LIVING TRUST U/A/D: 03/04/2020
0237191330	THOMPSON BRIAN SCOTT
0237191480	TORELLI KAREN MARIE
0237191130	TRAO THANH THITHAI ET AL
0237191870	UNDAVALLY KALYAN CHAKRAVARTHY ET AL
0237191680	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP
0237191700	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP
0237191850	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP
0237190890	WELLS ZACHARY MICHAEL,BLANCA MARIE
0237190700	WILSON MATTHEW EDGAR,SARAH HINMAN
0237190920	WOLTERS STEPHEN MICHAEL,JULIE MARIE
0237190950	YOUNG LORRIE SUE
0237191360	ZAFFINO GINA LOUISE
0237191800	ZANDER STEPHANIE MARIE

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

LENNAR HOMES LLC
130569 GILLESPIE AVE
JACKSONVILLE, FL 32218-0000

By US Mail, First Class Delivery

Parcel ID #: 0237160730

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as a **1** residential unit.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$853.16	\$944.89	\$91.73

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

AG ESSENTIAL HOUSING MULTI STATE 2 LLC
8585 E HARTFORD - SUITE 118
SCOTTSDALE, AZ 85255-0000

By US Mail, First Class Delivery

Parcel ID #: See Exhibit B

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **15** residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$12,797.40	\$14,173.35	\$1,375.95

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

0237180680

0237180700

0237180720

0237180730

0237180740

0237180750

0237180760

0237180770

0237180780

0237180790

0237180800

0237180810

0237180820

0237181350

0237181360

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

AMERICREST LUXURY HOMES LLC
ONE TOWN CENTER RD STE 600
BOCA RATON, FL 33486-0000

By US Mail, First Class Delivery

Parcel ID #: See Exhibit B

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **13** residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$13,650.56	\$15,118.24	\$1,467.68

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

0237160270

0237160280

0237160290

0237160300

0237170310

0237170320

0237170330

0237170340

0237170350

0237170360

0237170450

0237170460

0237170610

0237170620

0237171270

0237171280

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

DREAM FINDERS HOMES LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256-0000

By US Mail, First Class Delivery

Parcel ID #: See Exhibit B

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **98** residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$83,609.68	\$92,599.22	\$8,989.54

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

237160390	237150220	237150670
237160410	237150260	237150680
237160420	237150320	237150740
237160630	237150330	237150840
237160670	237150340	237150850
237160690	237150350	237150860
237160710	237150360	237150870
237160720	237150380	237150880
237160130	237150400	237150890
237160140	237150410	237150900
237160150	237150420	237150920
237160160	237150430	237150940
237160170	237150440	237150970
237160180	237150450	237151000
237160230	237150460	237151010
237160240	237150470	237151030
237170970	237150480	237151040
237170980	237150490	237151050
237170990	237150500	237151060
237171000	237150510	237151070
237171070	237150520	237151080
237171080	237150530	237151090
237171110	237150540	237151100
237171120	237150550	237151110
237171130	237150560	237151120
237171140	237150570	237151130
237171150	237150580	237151140
237171160	237150590	237151150
237171170	237150600	237151160
237171180	237150610	237151170
237150020	237150620	237151180
237150150	237150630	237151190
237150190	237150660	

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

TAYLOR MORRISON OF FLORIDA INC
130569 GILLESPIE AVE
JACKSONVILLE, FL 32218-0000

By US Mail, First Class Delivery

Parcel ID #: See Exhibit B

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **26** residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$22,182.16	\$24,567.14	\$2,384.98

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

0237160330	0237160780
0237160340	0237160790
0237160350	0237160800
0237160360	0237160810
0237160370	0237160820
0237160380	0237160830
0237160490	0237160840
0237160500	0237160850
0237160510	0237160860
0237160740	0237160870
0237160750	0237160880
0237160760	0237160900
0237160770	0237160940

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

TFCC JACKSONVILLE BEACH LLC
22 ST CLAIR AVE E SUITE 200
TORONTO, ON M4T 2S3 FC
CANADA
Parcel ID #: See Exhibit B

By US Mail, First Class Delivery

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as **75** residential units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$63,987.00	\$70,866.75	\$6,879.75

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

0237160010	0237170480	0237170780
0237160020	0237170490	0237170790
0237160030	0237170500	0237170800
0237160040	0237170510	0237170810
0237160050	0237170520	0237170820
0237160060	0237170530	0237170830
0237160070	0237170540	0237170840
0237160080	0237170550	0237170850
0237160090	0237170560	0237170860
0237160100	0237170570	0237170870
0237160110	0237170580	0237170880
0237160120	0237170590	0237170890
0237170010	0237170600	0237170900
0237170020	0237170650	0237170910
0237170110	0237170660	0237170920
0237170120	0237170670	0237170930
0237170370	0237170680	0237170940
0237170380	0237170690	0237170950
0237170390	0237170710	0237170960
0237170400	0237170720	0237171030
0237170410	0237170730	0237171040
0237170420	0237170740	0237171050
0237170430	0237170750	0237171060
0237170440	0237170760	0237171330
0237170470	0237170770	0237171340

Twin Creeks North Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

Aug 03, 2022

THIS IS NOT A BILL - DO NOT PAY

XXX
XXX
XXX
Parcel ID #: XXX

By US Mail, First Class Delivery

RE: Twin Creeks North Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Twin Creeks North Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 23, 2022, at 12:15 p.m., and at Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$1,309,999.12** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a Unit basis for platted lots. Your property is classified as a **1** residential unit.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Proposed O&M Assessment/Unit (including collection costs / early payment discounts)
Commercial Unit	553.38	\$469.79
Commercial Unit (Hotel/ Multi-family Unit)	746	\$281.87
Residential Unit (Parcel 1)	206	\$939.57
Residential Unit (Parcel 2/3)	187	\$959.49
Residential Unit	494	\$944.89

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$853.16	\$944.89	\$91.73

The primary reason for the proposed assessment increase is the new vendor landscape and irrigation maintenance contract, tree care and mulch for new and existing areas.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Strap	name
0237180850	218 WATERLINE REVOCABLE TRUST D:12/01/2020
0237181180	282 CARIBBEAN REVOCABLE TRUST D:12/1/2020
0237160610	ADKISSON KENDALL B ET AL
0237180030	ALEXIS RYAN EMERY
0237150050	ALONSO FRANCISCO ALEXANDER, ELIZABETH WRONA
0237171250	AMATO DIANNE,FREDERICK
0237180120	AMEGIN PETER GUY
0237160660	ANDERSON CHRISTOPHER J,JENNIFER MONS
0237180520	APPELBAUM KIMBERLY ANN,RICHARD STEVEN
0237170080	ARNOLD CHARLES D,DORIS K
0237160320	ARORA JATIN,DHEERJA
0237150910	BADEN CHRISTOPHER JOHN ET AL
0237180390	BARGHOUTHI JULIE ANN,NADER MOHAMMED
0237160620	BARRETT SCOTT C,BETH C
0237160220	BARRIENTOS EDWIN,CYNTHIA
0237150370	BAUNE MARK ROBERT,JENNIFER
0237180890	BAUNE MARK ROBERT,JENNIFER DAWN
0237160480	BEARD JOHN D,MOLLY C
0237170180	BEASLEY VAUGHN,LESLIE
0237150820	BEAVERS ERWIN DALE ET AL
0237180990	BEHERA VIKRAM
0237180340	BELLING ROBERT DENNIS,KAREN ANN
0237180070	BENNETT IAN,BRITTANY
0237180400	BENWICK NICOLE LYNNE,WESLEY ALAN
0237180160	BERNARD LORI ELLEN
0237180290	BERRY RICHARD WILLIAM KENNETH
0237170630	BODDEN MITCHELL,BARBARA
0237180240	BODI-KHOOR JUDIT
0237160580	BONHAM BLAKE,SARAH
0237171010	BORELAND VINCENT,ETHLYN
0237181090	BOWMAN SHANDEE MONDEJAR,STEVEN RAYMOND
0237180330	BOYETTE E GAYE
0237180470	BROWNING CHRISTOPHER JOEL,ALEXANDRIA RENEE
0237180570	BROWNING FAMILY TRUST U/A/D:05/19/14
0237181070	BRUCE DERRICK ROBERT
0237150120	BURDEINYI OLEKSANDR ET AL
0237150760	BURT TOURE MONTELL,GERRY NICKITA
0237180410	BUTLER NICHOLAS ERNEST,ANGELA MAE
0237150810	CABRERA ADRIAN ROY ONG,CZARAH JANE
0237181310	CARDOSO OSCAR MILIAN ET AL
0237181280	CARGILL JONATHAN ISAAC,JAMIE KAYE
0237150950	CARLOS RODRIGO MONTEIRO ET AL
0237180130	CARRENDER TIMOTHY JAMES
0237171230	CHAITIN MELISSA A ET AL
0237150200	CHASE MICHAEL ANDREW JR,SUSAN URBANEK
0237150160	CHESHES MARTIN LAWRENCE,MARLYN

Strap	name
0237181110	CHO SANG JUN
0237150280	COLE LAVERANUES
0237160260	COLFER WILLIAM IV,ROBIN
0237150930	COLLINS JIMMIE LEE JR ET AL
0237180010	CONNER ROBERT,ANGELA LIVING TRUST D: 03/31/2020
0237171240	CONNOR PATRICK AND SARAH REVOCABLE TRUST D:05/19/2020
0237180020	CORKRAN ALFRED JOSEPH III,BETH ANN
0237180450	COSIO ALEXIS DAWN
0237170050	COSTLEIGH DONALD M
0237181160	CRITCHETT DOUGLAS LEE ET AL
0237150180	CROOK RANDALL STEPHEN,ASHLEY LAUREN
0237180370	CROSTEN JAMES JR,ANGELA WHEELER
0237181250	CUELLAR SEAN MICHAEL,RICHELE LYNN
0237180050	DASARI SRINIVAS ET AL
0237180910	DAVENPORT RYAN WILLIAM,DANNIELLE RENEE
0237150730	DELITTA ROBERT A,ANNAKRISTINA M
0237170140	DEMETRIOS MEENA,ROMANDA BASALY
0237150830	DEVULLAPALLY ASHOK KUMAR ET AL
0237160680	DFC REVOLVER II LLC
0237160700	DFC REVOLVER II LLC
0237181050	DI TRAPANI LYALL JONATHAN,SOFIA ESTHER
0237180480	DIBENEDETTO CARL,DEANIE LYNN
0237181130	DICKSON DANIEL
0237171210	DIGANGI JOSEPH ET AL
0237180930	DUMAS JENNIFER ANN,GARY CHRISTOPHER
0237180110	DUNAWAY ROBERT DANIEL,PATTY J
0237160460	DUSEVIC DANIJELA,IVAN
0237150070	ECHEVERRY BIRAN ET AL
0237180900	EL-HOSS MOHAMAD KAMEL ET AL
0237170210	ELLIS JOHN AND MAK TINA LIVING TRUST D: 05/24/2019
0237150010	FAGAN ROBERT GEORGE,MARY LOU ET AL
0237181140	FARACI RONALD,CECILIA
0237160640	FELDT MATTHEW R,ALISSA K
0237170230	FERREIRA MICHAEL D,CHRISTINE
0237151020	FIGUEROA RAMON JAIME,IVIANNETTE
0237160550	FILHO LUIZ FERNANDO KORMANN ET AL
0237160890	FORBES SCOTT H,SYLVANA LEONE FLORES
0237180230	FOWLER GUY DAVID
0237150290	FRANCE TERRI ANNE,CORY PAUL
0237180100	GALLAGHER KEVIN PATRICK
0237150110	GAY JASON PAUL ET AL
0237180420	GINLEY DANA A
0237181220	GLORIEUX BARBARA ET AL
0237150250	GOLDSBERRY JAMES STANLEY
0237181380	GONZALEZ CARLOS JAIME ET AL
0237180500	GOPOJI POORNIMA ET AL

Strap	name
0237181370	GREEN JOE WILLIAM,LISA VICTORIA
0237180830	GREEN LESLYE HAMPTON
0237180150	GRIFFIN ERIC JOSEPH ET AL
0237171290	GROCE HENRY V E JR
0237180220	GROVE JEREMY ALLEN,ZOILA ESTHER
0237180080	GUMZ KENNETH ALVIN,STEFANIE NIKOLE
0237170190	GUSTIN KAY E
0237180460	HALILAJ XHULJANO,ADONISA
0237160450	HARP WILLIAM,CHRISTINA MCGEE
0237180350	HATHAWAY LISA ANN
0237181040	HEAD KOKO,DONNA YEAERGIN
0237150310	HIDALGO LEURY ET AL
0237180270	HOELZ JOSEPH GEHLEN,NICOLE LEE
0237181010	HOLLAND KEITH D,NICOLE SUZANNE
0237150140	HOSIER REED AARON,KRISTAL CONNER
0237150230	HOWERTON MARK,AMY R
0237181190	HUANG YANSHEN
0237150170	JACKSON PHILLIP S,CYNTHIA D
0237160650	JAMISON JASON A,CINDY L
0237181170	JANKE CHRISTOPHER D,PATRICIA LYNN
0237180190	JENKINS IMARI DAWAN ET AL
0237160310	JENNINGS BEVERLY
0237150210	JENSEN PETER JAMES,AMY ELISE
0237160600	JONES DENNIS J,BARBARA M
0237150080	JONES MARCUS,SARA
0237150030	JUDAH ROBERT MARK,LEA CANDLIN
0237150300	KAMIN BERTRAM,SHELLY D
0237181400	KELLEY NEELY NORFLEET
0237170030	KHANNA VIVEK ET AL
0237181290	KIM JI-WOON HONG,HWAJUNG
0237180200	KIM TAE HO ET AL
0237150270	KLEIN JEFFREY ALAN,PAULA CARMELA
0237150780	KLENIN SERGII ET AL
0237160910	KOCHIS KYMBERLY
0237160520	KOLJONEN JUSSI-PEKKA
0237181240	KRAUSE MICHAEL JOHN,ELIZABETH ERIN
0237160210	KREMPP MISSY GIFT TRUST D:12/12/12
0237170240	KUMAR AMIT ET AL
0237181230	KURUVILLA THOMAS,MERCY
0237160540	LAW JEAN MARIE TRUST
0237170040	LETE LAURA LEE REVOCABLE TRUST UAD: 11/26/2008
0237180920	LIKA ERI,MARSIDA
0237160560	LITTMANN CINDY,CHARLES H
0237171190	LODATO LAWRENCE L,MARZENA
0237181470	LUCAS STERLING JACOBY,BRITTANY ABRAE
0237181320	LUFFMAN SARAH ALICE ET AL

Strap	name
0237181460	MADDIRALA MURALI KRISHNA ET AL
0237180860	MAKLED KIMBERLY ANN
0237160920	MALLE FRANK
0237181330	MARRA MARCO AURELIO NOCE,DANIELA DELMONTE PEREIR
0237180380	MARTINEZ DAVID ET AL
0237170280	MCDANIEL LARRY W,STEPHANIE A
0237150390	MCVEAY OLLY WAYNE,ANGELA DYER
0237180550	MEDINA DIANA MARCELA ET AL
0237181120	MI FORTUNA FLORIDA LLC
0237180250	MILBY MARGARET HAHN,BRIAN ANTHONY
0237171220	MILLER FREDERICK M,KATHERINE F
0237181450	MOHOLLAND BARBARA JANE ET AL
0237150090	MONTY ANN ELIZABETH,DOYNE MICHAEL
0237180040	MORALES CARLOS O ET AL
0237171200	MOSTACCIO NUNZIO,JEAN M
0237160190	MULLINS DAVID LEE,KIMBERLY ANN
0237180310	MUSKO ALLEN MARTIN,DOLORES ANN
0237160570	NORMAN ERIN,JEFFREY
0237170220	NUNEZ WILLIAM CARRIL
0237150060	PALANDE RAJANISH VIJAY,RESHMA RAJNISH
0237150790	PALMIERI LUIGI,ALESSANDRA
0237170300	PAPAGEORGE SPYROS J
0237181430	PASHA ASIM,SABAH
0237150980	PATEL AMEET,AVANEE SUMANBHAI
0237150750	PATEL ANIL B,REENA A
0237171320	PATEL NEELA
0237181410	PATEL SEETAL B ET AL
0237171300	PAYNE MARC S,SUSAN P
0237180170	PENROD ROBERT GREGORY
0237180060	PERALTA CARLOS ARTURO,IVONNE LILIANA
0237150130	PEREZ ANDRE II ET AL
0237171020	PERRONE WILLIAM P REVOCABLE TRUST D:12/23/11
0237150990	PETER LAWRENCE HARLEY,DANA THERESE
0237181200	PGH DEVELOPMENT LLC
0237180280	PRUETT SHARON ELY
0237180140	QUAINTANCE MAURICE
0237180090	RAMAN HARIHARAN ET AL
0237150700	RAUSCHER PHILIP T,LACEY E K REVOCABLE TRUST D: 07/29/2021
0237150100	READE MARK FRANCIS,KAREN
0237181260	REDFORD JOHN A,GINA L
0237150800	REESE ROMAIRO ST JACQUES,NIKKI NICOLE
0237181210	REIMAN EILEEN MARIE,WILLIAM JOSEPH JR
0237180970	RHODES DANNY EARL
0237180300	RICHARDSON MICHAEL ARON,JULIA TERESA
0237180260	RICKUS STEPHEN HENRY,JENNIFER SAUSSER
0237150640	RIGANO NICHOLAS ALLEN,LEAH MARIE

Strap	name
0237170060	RIGGIE JOSEPH PETER,FLORENCE EVELYN
0237180430	ROCHA GLADYS ANGELICA ALDAS ET AL
0237160470	RODRIGUEZ HECTOR M ET AL
0237180320	ROSEN ELANA KUPERSTEIN,OSCAR
0237170260	ROSS GLEN C,BETTY D REVOCABLE TRUST D: 08/11/2004
0237160200	RUMP ANDREW J,DANIELLE L
0237150710	RUSSELL CHRISTOPHER F,FINA
0237150720	RUTLEDGE RANDALL
0237150240	SAHDALA MICHELE WINIFRED ET AL
0237180540	SARAIVA RENATO ALEXANDRE,PATRICIA THOMAZ PALMEIRA
0237170200	SCHAUER IRWIN J,CATHARINE G
0237170090	SCHNEIDER ANDREW PHILLIP,HEATHER ALEXIS
0237181100	SCHNEIDER LINCOLN JAMES ETAL
0237150040	SCOTT DUSTON GLYNN,COURTNEY LAUREN
0237181420	SCOTT SHANNON E ET AL
0237171260	SEYMOUR JAMES J,SANDRA J
0237170170	SHACT TRUST
0237181300	SHAIKH ABDUL H,BADRE MUNEER
0237170070	SHARMA MANISH,VANDANA
0237181000	SICILIAN KEVIN DONALD,MICHELLE MARIE
0237171090	SIM JOINT REVOCABLE TRUST U/A/D:09/02/21
0237180980	SMITH CHRISTOPHER LEE,JIHEE KANG
0237170130	SNAILHAM MARK R,VICTORIA M
0237181030	ST JOHN MARTIN ARTHUR,MICHELE ELIZABETH
0237170100	STALLINGS VANCE C,DANA M
0237160250	STALLINGS VANCE COLE,DANA MARIE
0237180870	STANSEL JAMES WILLIAM ET AL
0237171100	STARLING VICKIE S LIVING TRUST D:05/12/2020
0237180880	STEELE EDGAR WINFIELD JR,JULIE ANN
0237180360	STERLING JOEL FLOYD,TASHANA ANN MARIE
0237171310	STERLING NICOLE L
0237181150	STONER PAUL WILLIAM
0237180600	SUMNER EDWARD CHARLES
0237180840	SYNERGY REDEVELOPERS LLC
0237170150	TANTON CYNTHIA
0237150770	THOMAN GREGG,CYNTHIA
0237180180	TIMMONS JOSHUA MARK,CONSOLACION IRENE
0237180490	TRZNADEL MATEUSZ
0237170700	TWIN CREEKS DEVELOPMENT ASSOCIATES LLC
0237181020	TYSON DAVID WENDELL
0237180960	TYSON GERALD MURRAY,REGINA ANN
0237180440	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP
0237180940	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP
0237181390	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP
0237160440	VAN DER LINDEN KYMBERLY,JURGEN
0237181440	VANWICKLER COURTNEY M,ERIK P

Strap	name
0237160530	VASTOLA MARY E LIVING TRUST
0237160400	VELEZ RAUL SOTO ET AL
0237160930	VERDILE LOUIS CHARLES,CORNELIA GARY
0237160590	VOVOU KIRT J,KAREN E
0237180510	WALSH SHANE PATRICK ET AL
0237181080	WARNER BRIAN KEITH,STACY LYNN
0237180210	WARREN BRIAB,STEPHANIE TK REVOCABLE TRUST D: 12/26/2007
0237170250	WATER ROBERT L III
0237170160	WATERS ROBERT,NATALIE JORDIN
0237181270	WELDEN GEETA KARANWAL,TODD BRIAN
0237150650	WELSH KENDALL THOMAS,KATHRYN LEIGH
0237170640	WILLIAMS JOSEPH H III
0237170290	WILLIAMS TIFFANY,CHRIS
0237180950	WITKOWSKI JOSEPH ALLEN,SPRING DAWN
0237170270	WOLF KAREN S
0237160430	WOLF NICOLE MARIE
0237181060	WYNKOOP DAVID EDWARD,CHRISTINA MARIE
0237180530	WYNSTON MICHAEL ADAM,JOCELYN STELSON
0237150690	ZAFFINO GINA
0237150960	ZIMMERMAN STUART ALLEN,HEATHER LEA

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

5C

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Twin Creeks North Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Twin Creeks North Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Twin Creeks North Community Development District.

PASSED AND ADOPTED this 23rd day of August, 2022.

ATTEST:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

6



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

To the Board of Supervisors
Twin Creeks North Community Development District
St. Johns County, Florida

We are pleased to provide the following information related to our audit of Twin Creeks North Community Development District for the year ended September 30, 2021 to assist you in your oversight responsibility of the financial reporting process of the District.

Our responsibility under the auditing standards has been described to you in our engagement letter dated September 8, 2021.

Management is responsible for the appropriateness of the accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies.

We did not discuss with Management, any significant or unusual transactions nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments provided by Management or communicated to Management have been reported to and agreed upon by Management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We did not encounter any immaterial uncorrected misstatements during the course of our audit.

There are no disagreements with Management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations Management had with other accountants about accounting or auditing matters.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

Board of Supervisors
Twin Creeks North Community Development District

Page 2

There were no significant issues that were discussed during the course of the audit.

We did not encounter any difficulties in dealing with Management during the audit process.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and Management and is not intended to be and should not be used by anyone other than the intended parties. Please contact J. W. Gaines should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Twin Creeks North Community Development District.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022

Twin Creeks North Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

Twin Creeks North Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-30
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	31-32
MANAGEMENT LETTER	33-35
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	36



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Twin Creeks North Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Twin Creeks North Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors
Twin Creeks North Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Twin Creeks North Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 27, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Twin Creeks North Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022

**Twin Creeks North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2021**

Management's discussion and analysis of Twin Creeks North Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets and 2) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Twin Creeks North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including construction in progress, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long-lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the period ended September 30, 2021.

- ◆ The District's total assets exceeded total liabilities by \$8,285,313 (net position). The District's net investment in capital assets was \$6,250,575. Unrestricted net position for Governmental Activities was \$1,175,019. Restricted net position was \$859,719.
- ◆ Governmental activities revenues totaled \$6,238,217 while governmental activities expenses totaled \$2,500,909.

**Twin Creeks North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	<u>2021</u>	<u>2020</u>
Current assets	\$ 1,227,422	\$ 1,040,382
Restricted assets	3,349,097	3,196,407
Capital assets	31,104,426	31,104,426
Total Assets	<u>35,680,945</u>	<u>35,341,215</u>
Current liabilities	1,193,464	1,400,432
Non-current liabilities	26,202,168	29,392,778
Total Liabilities	<u>27,395,632</u>	<u>30,793,210</u>
Net investment in capital assets	6,250,575	2,989,677
Net position - restricted	859,719	1,290,675
Net position - unrestricted	<u>1,175,019</u>	<u>267,653</u>
Total Net Position	<u>\$ 8,285,313</u>	<u>\$ 4,548,005</u>

The decrease in current liabilities is related to the decrease in due to developer and accrued interest at the current year end.

The decrease in non-current liabilities is related to the principal payments made on the outstanding bonds payable in the current year.

The increase in net position is related to revenues in excess of expenses in the current year.

**Twin Creeks North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 5,651,948	\$ 3,354,008
Grants and contributions	-	974,595
General Revenues		
Miscellaneous revenues	585,908	594,078
Investment earnings	361	22,483
Total Revenues	6,238,217	4,945,164
Expenses		
General government	150,220	132,623
Physical environment	505,879	698,114
Interest and other charges	1,844,810	1,956,937
Total Expenses	2,500,909	2,787,674
Change in Net Position	3,737,308	2,157,490
Net Position - Beginning of Year	4,548,005	2,390,515
Net Position - End of Year	\$ 8,285,313	\$ 4,548,005

The decrease in grants and contributions is related to the payment of retainage payable in the prior year.

The increase in general government is mainly related to the increase in arbitrage and legal advertising expenses in the current year.

The decrease in physical environment is related to the decrease in irrigation expenses in the current year.

The decrease in interest and other charges is related to the reduction in outstanding debt in the current year.

**Twin Creeks North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

	Governmental Activities	
	2021	2020
Construction in progress	\$ 31,104,426	\$ 31,104,426

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower mulch and irrigation expenditures than were originally anticipated.

The September 30, 2021 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In December 2016, the District issued Series 2016A-1 Special Assessment Bonds of \$21,000,000 and Series 2016A-2 Special Assessment Bonds of \$10,000,000 at interest rates from 5% to 6.375%. The bonds were issued to pay-off the bond anticipation notes and finance the costs of the acquisition and construction of certain infrastructure improvements and finance a portion of the parcel infrastructure improvements. The balance outstanding at September 30, 2021 is \$24,890,000.
- ◆ In March 2018, the District issued Series 2018 Special Assessment Bonds of \$3,125,000. The bonds were issued to finance the construction of certain improvements in parcels 2 and 3. The balance outstanding at September 30, 2021 was \$2,940,000.

**Twin Creeks North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Period Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Twin Creeks North Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Twin Creeks North Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Twin Creeks North Community Development District, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Twin Creeks North Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 881,109
Accrued interest receivable	28
Assessments receivable	286,809
Due from other governments	23,322
Prepaid expenses	36,154
Total Current Assets	1,227,422
Non-Current Assets	
Restricted Assets	
Investments	3,349,097
Capital Assets, Not Being Depreciated	
Construction in progress	31,104,426
Total Non-Current Assets	34,453,523
Total Assets	35,680,945
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	29,329
Due to developer	5,499
Bonds payable	470,000
Accrued interest	688,636
Total Current Liabilities	1,193,464
Non-Current Liabilities	
Bonds payable, net	26,202,168
Total Liabilities	27,395,632
 NET POSITION	
Net investment in capital assets	6,250,575
Restricted for debt service	841,811
Restricted for capital projects	17,908
Unrestricted	1,175,019
Total Net Position	\$ 8,285,313

See accompanying notes to financial statements.

**Twin Creeks North Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021**

	General	Series 2016 Debt Service	Series 2016A-1 Debt Service	Series 2016A-2 Debt Service	Series 2018 Debt Service	Series 2016 Capital Projects	Series 2016A-1 Capital Projects	Series 2016A-2 Capital Projects	Series 2018 Capital Projects	Total Governmental Funds
ASSETS										
Cash	\$ 881,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 881,109
Accrued interest receivable	-	1	16	9	2	-	-	-	-	28
Assessments receivable	83,725	-	203,084	-	-	-	-	-	-	286,809
Due from other governments	5,774	-	9,321	6,318	1,909	-	-	-	-	23,322
Prepaid expenses	36,154	-	-	-	-	-	-	-	-	36,154
Restricted assets										
Investments, at fair value	-	64,140	1,921,082	1,131,194	214,773	4,713	16	12,874	305	3,349,097
Total Assets	\$ 1,006,762	\$ 64,141	\$ 2,133,503	\$ 1,137,521	\$ 216,684	\$ 4,713	\$ 16	\$ 12,874	\$ 305	\$ 4,576,519
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES										
LIABILITIES										
Accounts payable and accrued expenses	\$ 29,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,329
Due to developer	5,499	-	-	-	-	-	-	-	-	5,499
Total Liabilities	34,828	-	-	-	-	-	-	-	-	34,828
DEFERRED INFLOWS OF RESOURCES										
Unavailable revenues	83,725	-	203,085	-	-	-	-	-	-	286,810
FUND BALANCES										
Nonspendable - prepaids	36,154	-	-	-	-	-	-	-	-	36,154
Restricted:										
Debt service	-	64,141	1,930,418	1,137,521	216,684	-	-	-	-	3,348,764
Capital projects	-	-	-	-	-	4,713	16	12,874	305	17,908
Unassigned	852,055	-	-	-	-	-	-	-	-	852,055
Total Fund Balances	888,209	64,141	1,930,418	1,137,521	216,684	4,713	16	12,874	305	4,254,881
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,006,762	\$ 64,141	\$ 2,133,503	\$ 1,137,521	\$ 216,684	\$ 4,713	\$ 16	\$ 12,874	\$ 305	\$ 4,576,519

See accompanying notes to financial statements.

**Twin Creeks North Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021**

Total Governmental Fund Balances	\$ 4,254,881
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, construction in progress, used in governmental activities are not current financial resources, and therefore are not reported at the governmental fund level.	31,104,426
Long-term liabilities, including bonds payable, \$(27,830,000), net of bond discounts, net, \$1,157,832, are not due and payable in the current period, and therefore are not reported at the governmental fund level.	(26,672,168)
Certain receivables were not collected within 60 days of year end and thus, are not current financial resources, and therefore are reported as deferred inflows of resources at the governmental fund level.	286,810
Accrued interest expense for long-term debt is not a current financial use, and therefore is not reported at the governmental fund level.	<u>(688,636)</u>
Net Position of Governmental Activities	<u><u>\$ 8,285,313</u></u>

See accompanying notes to financial statements.

Twin Creeks North Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	Series 2016 General	Series 2016 Debt Service	Series 2016A-1 Debt Service	Series 2016A-2 Debt Service	Series 2018 Debt Service	Series 2016 Capital Projects	Series 2016A-1 Capital Projects	Series 2016A-2 Capital Projects	Series 2018 Capital Projects	Total Governmental Funds
Revenues										
Special assessments	\$1,026,599	\$ -	\$ 3,488,146	\$ 898,309	\$ 206,650	\$ -	\$ -	\$ -	\$ -	\$ 5,619,704
Miscellaneous revenues	484,179	-	82,838	18,891	-	-	-	-	-	585,908
Investment earnings	-	3	229	104	23	1	-	1	-	361
Total Revenues	1,510,778	3	3,571,213	917,304	206,673	1	-	1	-	6,205,973
Expenditures										
Current										
General government	129,777	-	10,859	7,360	2,224	-	-	-	-	150,220
Physical environment	505,879	-	-	-	-	-	-	-	-	505,879
Debt service										
Principal	-	-	2,740,000	430,000	70,000	-	-	-	-	3,240,000
Interest	-	-	1,204,198	532,356	145,100	-	-	-	-	1,881,654
Total Expenditures	635,656	-	3,955,057	969,716	217,324	-	-	-	-	5,777,753
Excess (deficiency) of revenues over (under) expenditures	875,122	3	(383,844)	(52,412)	(10,651)	1	-	1	-	428,220
Other Financing Sources (Uses)										
Transfer in	-	62,600	-	-	-	-	-	668	-	63,268
Transfers out	-	-	-	(63,268)	-	-	-	-	-	(63,268)
Total Other Financing Sources/Uses	-	62,600	-	(63,268)	-	-	-	668	-	-
Net Change in Fund Balances	875,122	62,603	(383,844)	(115,680)	(10,651)	1	-	669	-	428,220
Fund Balances - October 1, 2020	13,087	1,538	2,314,262	1,253,201	227,335	4,712	16	12,205	305	3,826,661
Fund Balances - September 30, 2021	\$ 888,209	\$ 64,141	\$ 1,930,418	\$ 1,137,521	\$ 216,684	\$ 4,713	\$ 16	\$ 12,874	\$ 305	\$ 4,254,881

See accompanying notes to financial statements.

**Twin Creeks North Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds	\$	428,220
Amounts reported for governmental activities in the Statement of Activities are different because:		
Payments on long term debt are reported as expenditures in the funds level statements but reduce liabilities in the Statement of Net Position.		3,240,000
Amortization of bond discount does not require the use of current resources; and therefore, is not reported at the fund level. This is the current year amortization.		(44,390)
Revenues in the Statement of Activities that do not provide current financial resources are reported as deferred inflows of resources in the governmental funds. This is the change in deferred inflows of resources in the current year.		32,244
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current year.		<u>81,234</u>
Change in Net Position of Governmental Activities	\$	<u><u>3,737,308</u></u>

See accompanying notes to financial statements.

Twin Creeks North Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,097,725	\$ 1,097,725	\$1,026,599	\$ (71,126)
Miscellaneous revenues	-	-	484,179	484,179
Total Revenues	<u>1,097,725</u>	<u>1,097,725</u>	<u>1,510,778</u>	<u>413,053</u>
Expenditures				
Current				
General government	144,779	144,779	129,777	15,002
Physical environment	952,946	952,946	505,879	447,067
Total Expenditures	<u>1,097,725</u>	<u>1,097,725</u>	<u>635,656</u>	<u>462,069</u>
Net Change in Fund Balances	-	-	875,122	875,122
Fund Balances - October 1, 2020	<u>220,741</u>	<u>220,741</u>	<u>13,087</u>	<u>(207,654)</u>
Fund Balances - September 30, 2021	<u>\$ 220,741</u>	<u>\$ 220,741</u>	<u>\$ 888,209</u>	<u>\$ 667,468</u>

See accompanying notes to financial statements.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on March 17, 2016, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance #2016-15 of the Board of County Commissioners of St. Johns County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Twin Creeks North Community Development District. The District is governed by a Board of Supervisors who are elected by qualified electors in the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Twin Creeks North Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Series 2016 Debt Service Fund – The Series 2016 Debt Service Fund accounts for debt service requirements to retire the Series 2016 Special Assessment Bond Anticipation Notes, which were used to finance the construction of certain improvements within the District.

Series 2016A-1 Debt Service Fund – The Series 2016A-1 Debt Service Fund accounts for debt service requirements to retire the Series 2016A-1 Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Series 2016A-2 Debt Service Fund – The Series 2016A-2 Debt Service Fund accounts for debt service requirements to retire the Series 2016A-2 Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Series 2018 Debt Service Fund – The Series 2018 Debt Service Fund accounts for debt service requirements to retire the Series 2018 Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Series 2016 Capital Projects Fund – The Series 2016 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Series 2016A-1 Capital Projects Fund – The Series 2016A-1 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Series 2016A-2 Capital Projects Fund – The Series 2016A-2 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Series 2018 Capital Projects Fund – The Series 2018 Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$4,254,881, differs from “net position” of governmental activities, \$8,285,313, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>31,104,426</u>
--------------------------	----------------------

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Bonds payable net of bond discounts are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (27,830,000)
Bond discounts, net	<u>1,157,832</u>
Bonds payable, net	<u>\$ (26,672,168)</u>

Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the governmental funds due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual in the government-wide financial statements.

Deferred inflows of resources	\$ <u>286,810</u>
-------------------------------	-------------------

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (688,636)</u>
------------------	---------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$428,220, differs from the “change in net position” for governmental activities, \$3,737,308, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Long-term debt transactions

Repayment of long-term liabilities are reported as expenditures at the fund level, but such repayments reduce liabilities at the government-wide level.

Debt principal payments	<u>\$ 3,240,000</u>
-------------------------	---------------------

**Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions (Continued)

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Amortization of bond discount	\$	(44,390)
Change in accrued interest payable		<u>81,234</u>
Total	\$	<u><u>36,844</u></u>

Deferred inflows of resources

Deferred inflows of resources reported in the governmental funds are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$	<u><u>32,244</u></u>
---	----	----------------------

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$946,334 and the carrying value was \$881,109. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2021, the District has the following investment and maturity:

Investment	Maturity	Fair Value
FIMM Government Portfolio	75 days *	<u><u>\$ 3,349,097</u></u>

* Maturity is a weighted average maturity.

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investments in FIMM Government Portfolio were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in FIMM Government Portfolio represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the period then ended. The District considers any decline in fair value for certain investments to be temporary.

**Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 31,104,426	\$ -	\$ -	\$ 31,104,426
	\$ 31,104,426	\$ -	\$ -	\$ 31,104,426

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 31,070,000
Payments on long term debt	(3,240,000)
Long-term debt at September 30, 2021	27,830,000
Less: bond discount, net	(1,157,832)
Bonds Payable, Net	\$ 26,672,168

Long-term debt is comprised of the following:

Special Assessment Bonds

\$21,000,000 Series 2016A-1 Bonds issued in December 2016 at interest rates of 5% to 6.375%, maturing November 2047. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2017.	\$ 16,650,000
\$10,000,000 Series 2016A-2 Bonds issued in December 2016 at interest rates of 5% to 6.375%, maturing November 2047. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2017.	8,240,000
\$3,125,000 Series 2018 Bonds issued in March 2018 at interest rates of 3.875% to 5.000% maturing June 2048. Interest is due semi-annually on June 15 and December 15 beginning June 15, 2018.	2,940,000
Total Long-term Debt	\$ 27,830,000

Twin Creeks North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of the bonds outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 470,000	\$ 1,685,019	\$ 2,155,019
2023	470,000	1,662,263	2,132,263
2024	495,000	1,638,813	2,133,813
2025	520,000	1,612,344	2,132,344
2026	545,000	1,582,150	2,127,150
2027-2031	3,240,000	7,389,928	10,629,928
2032-2036	4,335,000	6,252,261	10,587,261
2037-2041	5,865,000	4,682,779	10,547,779
2042-2046	7,960,000	2,548,448	10,508,448
2047-2048	3,930,000	258,569	4,188,569
Totals	<u>\$ 27,830,000</u>	<u>\$ 29,312,574</u>	<u>\$ 57,142,574</u>

Significant Bond Provisions

The Series 2016A-1 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2031 at a redemption price equal to the principal amount of the Series 2016A-1 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016A-2 Bonds are subject to optional redemption at the option of the District prior to their maturity, in whole, at any time after November 1, 2031 at a redemption price equal to the principal amount of the Series 2016A-2 Bonds to be redeemed, together with accrued interest at the time of redemption date. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018 Bonds are subject to optional, mandatory, and extraordinary mandatory redemptions at the times, amounts and at the redemption prices as provided in the Trust Indenture.

The Trust Indentures establish certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Twin Creeks North Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2021**

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolutions establish certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The Reserve Accounts are funded from the proceeds of the bonds in amounts equal to the seventy-five percent of the maximum annual debt service requirement for all outstanding Series 2016A-1 Bonds and Series 2018 Bonds and the maximum annual interest for all outstanding Series 2016A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2016A-1 Special Assessment Bonds	\$ 1,160,599	\$ 977,414
Series 2016A-2 Special Assessment Bonds	\$ 556,217	\$ 507,575
Series 2018 Special Assessment Bonds	\$ 101,501	\$ 97,000

NOTE F – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2021, all board members are affiliated with the Developer. In addition, two members of the Board are members of the same immediate family.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**Twin Creeks North Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2021**

NOTE H – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2021, consisted for the following:

Transfers In	Transfers Out
Series 2016 Debt Service	Series 2016A-2 Debt Service
Series 2016A-2 Capital Projects	\$ 62,600
Total	\$ 63,268

Transfers between the Debt Service Fund and Capital Projects Fund were made in accordance with the Trust indenture.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Twin Creeks North Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Twin Creeks North Community Development District, as of and for the period ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Twin Creeks North Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Twin Creeks North Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Twin Creeks North Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Board of Supervisors
Twin Creeks North Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Twin Creeks North Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Twin Creeks North Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Twin Creeks North Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 27, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 27, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Twin Creeks North Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Twin Creeks North Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Twin Creeks North Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Twin Creeks North Community Development District. It is management's responsibility to monitor the Twin Creeks North Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Twin Creeks North Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$123,767
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no capital projects..
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Twin Creeks North Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund \$382.11 - \$832.11, and Debt Service Fund, \$248.61 - \$3,575.24.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$5,619,704.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2016-A-1, \$16,650,000 maturing November 2047, Series 2016A-2, \$8,240,000 maturing November 2047, and Series 2018. \$2,940,000 maturing June 2048.

To the Board of Supervisors
Twin Creeks North Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Twin Creeks North Community Development District
St. Johns County, Florida

We have examined Twin Creeks North Community Development District's compliance with Section 218.415, Florida Statutes during the period ended September 30, 2021. Management is responsible for Twin Creeks North Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Twin Creeks North Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Twin Creeks North Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Twin Creeks North Community Development District's compliance with the specified requirements.

In our opinion, Twin Creeks North Community Development District complied, in all material respects, with the aforementioned requirements during the period ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2021;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Annual Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 23rd day of August, 2022.

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-08

A RESOLUTION OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Twin Creeks North Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 23rd day of August, 2022.

Attest:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Home2 Suites by Hilton St Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2022	Landowners' Meeting and Regular Meeting	2:00 PM
January 17, 2023	Regular Meeting	1:00 PM
March 21, 2023	Regular Meeting	1:00 PM
April 18, 2023	Regular Meeting	1:00 PM
May 16, 2023	Regular Meeting	1:00 PM
July 18, 2023	Regular Meeting	1:00 PM
August 15, 2023	Regular Meeting	1:00 PM
September 19, 2023	Regular Meeting	1:00 PM

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

9A

**AGREEMENT FOR
LANDSCAPE MAINTENANCE SERVICES
(Twin Creeks North CDD)**

THIS AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES (the "Agreement"), made and entered into this 23rd day of June, 2022 (the "Effective Date"), by and between:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. John's County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, party of the first part (hereinafter "District"); and The Tree Amigos Outdoor Services, Inc., a Florida corporation, whose business address is 2105 Harbor Lake Drive, Fleming Island, FL 32003, party of the second part (hereinafter "Contractor").

WHEREAS, the District was established for the purpose of purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure, roadway and entranceway improvements, landscaping, and other improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape maintenance services for those certain lands, right-of-way, water management areas, and similar planting areas within the District areas, as more particularly identified for such areas within the jurisdictional boundaries of the District as more particularly described in the Twin Creeks North CDD Request for Proposal attached hereto and made a part hereof as Exhibit "A" (the "RFP/Scope of Services"), which RFP/Scope of Services is attached hereto and made a part hereof; and

WHEREAS, in accordance with the bidding process set forth in the RFP, on April 7, 2022, the Contractor submitted its response to the RFP (the "Proposal"), which Proposal is attached hereto and made a part hereof as Exhibit "B" and which was considered by the District Board of Supervisors (the "Board") at its meeting of May 16, 2022; and

WHEREAS, the District Board of Supervisors, at its meeting of May 16, 2022, awarded the contract solicited under the RFP for the District landscape maintenance services to Contractor, providing that the Contractor shall provision such services to the District areas for the price(s) set forth herein; and

WHEREAS, Contractor represents that it is qualified to perform the RFP/Scope of Services and has agreed to furnish to the District such services set forth in the RFP/Scope of Services and this Agreement; and

WHEREAS, subsequent to May 16, 2022, the Chairman of the District Board of Supervisors has spoken with the Contractor as authorized by the Board

to discuss the appropriate level of care for the District landscaping and has agreed that the scope of service outlined by the Contractor in its Alternate 2 Proposal is appropriate.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

ARTICLE I. SCOPE OF WORK.

1.0 Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

1.1 The Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality, maintenance of the landscaping and landscaped areas of the Twin Creeks North Community Development District, together with all landscaping within the right of way of CR210 fronting on the CDD property, in accordance with this Agreement, inclusive of all exhibits or other contract documents specifically made a part of this Agreement.

1.2 Contract Exclusions. Intentionally omitted.

1.3 Applicable Laws, Rules and Ordinances. Contractor shall perform the work provided for herein in accordance with all applicable federal, state, and local laws, rules, and ordinances. Contractor shall obtain permits, where necessary or required by the local governing authority.

1.4 Other Contractors and Vendors. Nothing in this Agreement shall be construed to obligate the District to purchase irrigation, landscape or plant materials from Contractor or to require District to utilize Contractor to perform irrigation, landscape, mulch, and plant installation or trimming, as the case may be.

1.5 Licenses. Contractor shall maintain all applicable licenses, provide all materials, equipment and labor necessary to fulfill the terms of this Agreement, except as specifically excluded in the Proposal.

1.6 Role of District Manager or Designee.

1.6.1 District agrees that the District Manager and his or her designees shall be the liaisons with the community. Any comments from the residents shall be made to the liaisons, who will relay such comments to the Contractor.

1.6.2 The foreman for Contractor shall communicate with the District Manager or his or her designee on a regular basis for matters relating to the services to be provided pursuant to this Agreement. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding this Agreement.

1.7 Emergencies. Contractor agrees that after conditions are safe, to respond to all emergencies within 24 hours and non-emergency matters within 48 hours. Contractor shall respond with either written (by email) or verbal acknowledgement of the situation or complaint and shall specify Contractor's plan of action. Any verbal complaints or emergencies shall be followed up or confirmed in writing (by email) by the District.

1.8 Contractor's Employees and Subcontractors. The Contractor shall at all times enforce discipline and good order among the Contractor's employees and the employees of any subcontractors and shall not employ on the jobsite an unfit person or anyone not skilled in the work assigned to him or her. No liquor, alcoholic beverages, or narcotics shall be allowed within the boundaries of the District. All labor described herein or indicated in the Proposal and the Scope of Services, shall be executed in a high quality, thorough substantial and workmanlike and by people skilled in the applicable trade. All employees of the Contractor and any subcontractor shall at all times wear uniforms clearly identifying the company name for which they are employed. The Contractor shall ensure employees are provided and utilize proper safety equipment and clothing in compliance with all applicable regulations for the scope of work included in this Agreement.

1.9 Natural Disasters. Upon request by the District Manager of the District, the CONTRACTOR SHALL PROVIDE A HURRICANE RESPONSE PLAN to the District within thirty (30) days of the request. Such Response Plan shall require the Contractor to contact the District within twenty-four (24) hours of a storm event to remove storm damage debris. Contractor is expected to be familiar with FEMA, State and County rules and regulations pertaining to responding to hurricane or disaster events, required reimbursement documentation, and the rules and policies that must be followed to ensure reimbursement to District. Contractor will be responsible for proper documentation of all work including debris removal, meeting with the agencies and the filing of applications to ensure the District will comply and receive all available reimbursements for the cost of hurricane clean up or any other event or disaster that causes damage to or requires clean-up of District property. In the event that the District finds it necessary or appropriate to file a claim with FEMA or any other governmental entity, the Contractor shall participate in properly documenting all work accordingly, meeting with the agency (if required), and completing all the necessary applications (as instructed by the District) to assure that the District will comply and receive all available reimbursements for the cost of hurricane clean up or any other disaster event. In the event of a hurricane or storm event requiring Contractor to perform the services set forth in this section 1.9, Contractor shall perform such work under the pricing schedules to be determined, but which are (1) consistent with the pricing and any unit pricing contained within this Agreement, (2) consistent with industry standards for similar services in St. Johns County, Florida, and (3) in amounts that are fully reimbursable to the District by FEMA. Such pricing may be coordinated under the mutual agreement of the District Manager and the Contractor on an annual basis, prior to an expected storm event, or within the twenty-four (24) hour period that Contractor must respond to the storm event and perform the services described

herein. CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE DISTRICT MAY BID THIS DEBRIS REMOVAL WORK SEPARATELY PURSUANT TO A COMPETITIVE BID PROCESS.

ARTICLE II. COMPENSATION.

2.0 The District shall pay the Contractor for the faithful performance of the Agreement in lawful money of the United States and subject to additions and deletions as provided herein, as set forth in the Proposal for the District areas, an annual contract amount, as work is performed and completed, in accordance with the table below ("Annual Contract Amount"), payable in equal monthly installments.

Contract Year	Annual Contract Amount
Year 1: June 1, 2022 – May 31, 2023	\$ 565,090.00
Year 2 : June 1, 2023 – May 31, 2024	\$ 584,492.71

This does not include work furnished to the District that is not included in the Annual Contract Amount but is to be provided on an as needed and requested (by the District) basis as detailed in the RFP/Scope of Services and the Proposal.

2.1 At the end of each month, the Contractor shall submit invoices for work completed by Contractor pursuant to this Agreement. The District will not pay in advance for services to be performed. For example, for services performed in May, the Contractor shall mail its invoice to the District after May 31st (the last day of the month). Each monthly invoice shall include all services performed by Contractor for that month and such work shall be described in reasonably sufficient detail and itemized where possible. Each monthly invoice shall be sufficiently detailed in the opinion of the District Manager of the District and his or her designee(s) to describe or attach exhibits describing any and all work performed by the Contractor, and for any work performed on an as needed/as requested basis, include a breakdown of parts and equipment utilized, invoices and receipts.

2.2 Irrigation repairs shall be performed on a parts and labor basis at the hourly rate set forth in the Proposal and labor shall be billed in 6-minute increments of 0.1 each). For example, work that takes 24 minutes to complete shall be billed at 0.4 x the hourly rate. Irrigation parts and materials are reimbursable to Contractor upon presentation of sufficient detail justifying the expense (i.e. invoice identifying dates, location and descriptions of the repair or work along with quantities of parts and materials utilized).

2.3 All invoices are due and payable upon receipt. The Contractor shall receive payment from District for such properly submitted invoice within 21 days of the District's receipt of the mailed invoice. Notwithstanding, the District shall comply with the requirements of Florida's Prompt Payment Act. If a Contractor invoice is

unpaid after 21 days, District agrees to pay a 1.0% late payment fee for each month the payment remains unpaid.

2.4 Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager of the District or his or her designee. Extra Work, as later described, shall not exceed, when added to the amount to be paid under this Agreement, the statutory public bidding threshold for maintenance contracts pursuant to Sections 190.033 and 287.017, Florida Statutes.

ARTICLE III. TERM.

3.0 The Contractor shall commence performance of the work set forth in the RFP/Scope of Services on June 1, 2022 and, unless otherwise terminated sooner, the term of the Agreement shall expire on May 31, 2024 (the "Initial Term"). Thereafter, this Agreement may be extended on an annual basis upon the mutual agreement of the parties under the terms and conditions existing at the end of the Initial Term.

ARTICLE IV. TERMINATION.

4.0 The Parties reserve the right to cancel or terminate this Agreement upon sixty (60) days written notice if (i) either party determines, in its sole discretion, that it is in the best interests of the party to terminate this Agreement for convenience; or (ii) if work is not performed in a satisfactory manner as determined in the sole and absolute discretion of the District. Notice of termination shall be in writing and delivered in accordance with Section 6.1 of this Agreement.

ARTICLE V. CONTRACTOR'S ACCEPTANCE OF CONDITIONS.

5.0 The Contractor has carefully examined the described common areas, right-of-way, water management areas, open space, and similar planting areas identified in Exhibit "A" and has made sufficient tests and other investigations to fully satisfy Contractor as to site conditions.

5.1 It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor.

5.2 Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

ARTICLE VI. NOTICES.

6.1 All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

DISTRICT: Twin Creeks North Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attention: District Manager

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

CONTRACTOR: The Tree Amigos Outdoor Services, Inc.
2105 Harbor Lake Drive
Fleming Island, FL 32003
Attention: Jim Proctor

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

ARTICLE VII. MISCELLANEOUS.

7.0 Protection of Property and the Public.

7.0.1 The Contractor shall continually maintain adequate protection of all work and landscaping and hardscaping materials from damage and shall protect public and private property from injury or loss arising in connection with this Agreement. The Contractor shall make redress for any such damage, injury or

loss. The Contractor shall adequately protect adjacent property as provided by law and this Agreement. The Contractor shall take all necessary precautions for the safety of employees on the jobsite, and shall comply with all applicable provisions of federal, state and local laws, including, but not limited to the requirements of the Occupational Safety & Health Act of 1970, and amendments thereto, and building codes to prevent accidents or injury to persons on, about or adjacent to the premises to prevent accidents and injuries to persons or property in or about the jobsite.

7.0.2 The Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of owners of any land adjoining any work sites, which may be caused by him or his employees or Subcontractors, or which he or they might have prevented. The Contractor shall, at all times while the work is in progress, use extra ordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction operations, and to this end shall take such steps as may be necessary or directed, to protect the property there from; the same care shall be exercised by all Contractor's and subcontractor's employees.

7.0.3 The Contractor shall duly protect buildings, sidewalks, fences, shade trees, lawns and all other improvements from damage. Property obstructions, such as sewers, drains, water or gas pipes, conduit, railroads, poles, walls, posts, galleries, bridges, manholes, valve boxes meter boxes, street monuments, etc., prior to adjusting them to grade and shall be held strictly liable to the affected utility if any such appliances are disturbed, damaged or covered up during the course of performance of this Agreement.

7.1 Defective Work. Within fourteen (14) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs as may be necessary to be made. Any expense incurred by the District in making corrections or repairs, which the Contractor has failed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under this Agreement. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Agreement in default, in which case the District at its option may cancel the Agreement and contract with any other individual, firm or corporation to perform the Landscape Maintenance Services. All costs and expenses incurred by reason of Contractor's default thereby shall be charged against the Contractor and the amount thereof deducted from any monies due, or which may become due to it, as

liquidated damages and not as a penalty. Any special work performed, as described herein, shall not relieve the Contractor in any way from his responsibility for the work performed by Contractor.

7.2 Indemnification. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District, its supervisors, officers, employees, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligent acts and omissions, recklessness or intentionally wrongful conduct of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the work or services performed hereunder. This indemnification agreement is separate and apart from, and in no way limited by, any insurance provided pursuant to this Agreement or otherwise. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

7.3 Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

7.4 Insurance.

7.4.1 The Contractor shall provide and maintain during the term of this Agreement "Worker's Compensation Insurance" for all of its employees employed in connection with the performance of this Agreement and, in case any work hereunder is sublet, the Contractor shall require each subcontractor similarly to provide "Worker's Compensation Insurance" for all of the subcontractor's employees unless such employees are covered by the protection afforded by the

Contractor. In case any class of employees who are engaged in hazardous work under this Agreement at the site are not protected under the "Worker's Compensation" statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of its employees not otherwise protected.

7.4.2 The Contractor shall provide and maintain during the life of this Agreement, insurance that will protect the Contractor and employees from claims for damage for personal injury, including accidental death, as well as from claims for property damage which may arise from operations under this Agreement, whether such operations be by himself or by any subcontractors or by anyone directly or indirectly employed by either of them. The Contractor shall also provide and maintain during the life of the Agreement insurance that will indemnify and hold harmless the District, and their agents and employees from and against all claims, costs, expenses, including attorney's fees and damages arising out of or resulting from performance of the Services and this Agreement, including, but not limited to, injury to or conduct, want of care or skill, negligence and patent infringement providing that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property including the loss of use resulting therefrom, and (b) is caused in whole or in part by any negligent act of Contractor, its employees, agents, officers, or subcontractors, or anyone indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

7.4.3 Insurance shall be provided by and maintained by Contractor at its expense with a limit of \$1,000,000/\$2,000,000 a policy of Comprehensive General Liability and Contractual Liability. Insurance shall also be provided by and maintained by the Contractor at its expense for Automobile Liability Insurance with a limit of \$1,000,000.00.

7.4.4 Prior to any work being performed pursuant to this Agreement, the Contractor shall submit to the District certificates of insurance, specifically providing that the Twin Creeks North Community Development District (defined to mean the District, its officers, agents, employees, staff, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

7.4.5 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

7.4.6 Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be

canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

7.4.7 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against the District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

7.4.8 The Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

7.5 Interpretation of Contract. Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

7.6 Ambiguities. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

7.7 Governing Law. This Agreement shall be governed by the laws of the State of Florida with venue lying in St. John's County, Florida.

7.8 Sovereign Immunity. The Contractor agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7.9 Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

7.10 Attorney's Fees. To the extent permitted by Florida law, in the event that either party brings suit for enforcement of this Agreement, each party shall bear their sum of attorney's fees and court costs.

7.11 Exhibits. Each of the exhibits referred to herein forms an essential part of this Agreement.

7.12 Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

7.13 Waiver. It is distinctly understood and agreed that the approval, or acceptance of any part of the work by the District as in compliance with terms of this Agreement and related specifications covering said work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related specifications. Any work required by this Agreement and related specifications not performed by the Contractor, after receipt of written notice in accordance with Section 6.1 of such failure to perform said work to recover reasonable cost for such work from the Contractor or, reduce the sums of money due Contractor by the cost of such work. Failure of the District to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

7.14 Third Party Beneficiaries. This Agreement is solely for the benefit of the District and Contractor. No right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

7.15 Headings For Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

7.16 Public Records.

7.16.1 Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

7.16.2 Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

7.16.3. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS

AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FLORIDA 33431
TELEPHONE: (561) 571-0010
EMAIL: GILLYARDD@WHHASSOCIATES.COM**

7.17 E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the CDD is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the CDD has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the CDD shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the CDD has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the CDD promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the CDD as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

7.18 Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

[Signature]

Print name: Bryan Kinsley
Secretary/Assistant Secretary

By: *[Signature]*

Print name: John T. Kinsley
Chair/Vice-Chair

20th day of June, 2022

The Tree Amigo Outdoor Services, Inc., a Florida Corporation

[Signature]

Mary E. Malloy
Print Name

By: *[Signature]*

Print: Colleen Ryan
Title: OFFICE MANAGER

[Signature]

Heidi Bouchie
Print Name

5 day of July, 2022

(CORPORATE SEAL)

7.18 Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

By: _____
Print name: _____
Chair/Vice-Chair

_____ day of _____, 2022

**The Tree Amigo Outdoor
Services, Inc., a Florida
Corporation**

Colleen Ryan

Print Name
Heidi Bouckie

Print Name

By: [Signature]
Print: James D. Phelan
Title: Owner
15 day of July, 2022

(CORPORATE SEAL)

EXHIBIT "A"

RFP/SCOPE OF SERVICES



The Tree Amigos

OUTDOOR SERVICES



**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ALTERNATIVE RESPONSE TO REQUEST
FOR PROPOSAL
LANDSCAPE MAINTENANCE SERVICES FOR
TWIN CREEKS NORTH CDD
ST. JOHNS COUNTY, FLORIDA**

Request for Proposal (RFP) NO. TCN-LMS-2022

Submit Date: April 7, 2022



5000-18 Hwy 17 #235 Fleming Island, FL 32003 904-778-1030

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

**ALTERNATIVE RESPONSE TO
REQUEST FOR PROPOSALS**

LANDSCAPE MAINTENANCE SERVICES (TCN-LMS-2022)

TABLE OF CONTENTS

EVALUATION CRITERIA

BASIC ORGANIZATION INFORMATION FORM

PRICING FORM

NON-COLLUSION AFFIDAVIT

ACKNOWLEDGEMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM

CONTRACT FORM

EXHIBIT A – LIST OF CONTRACT DOCUMENTS

EXHIBIT B – WORK AUTHORIZATION FORM

EXHIBIT C – GENERAL RELEASE

EXHIBIT D – ADDENDA, AS APPLICABLE

EXHIBIT E – SCOPE OF SERVICES, QUALIFICATIONS & LICENSES

**Twin Creeks North COMMUNITY DEVELOPMENT DISTRICT
RFP No. (TCN-LMS-2022) For Landscape Maintenance Services**

SUPERVISOR EVALUATION/RANKING SHEET

RESPONDENT	EVALUATION CRITERIA					
	EXPERIENCE	PERSONNEL	PRICE	FINANCIAL CAPABILITY	UNDERSTANDING SCOPE OF WORK	TOTAL POINTS
	30 POINTS	20 POINTS	30 POINTS	10 POINTS	10 POINTS	100 POINTS
						Total Points Given
Respondent Name-						
Respondent Name-						
Respondent Name-						
Respondent Name-						
Respondent Name-						
NOTES:						
Completed by: _____ Date: _____						
Supervisor's Name/Signature						

**TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL NO. TCN-LMS-2022
LANDSCAPE MAINTENANCE SERVICES**

BASIC ORGANIZATION INFORMATION

Date Submitted April 7, 2022

1. Proposer The Tree Amigos Outdoor Services, Inc.

[Company Name]

- | | An Individual
- | | A LLC
- | | A LLP
- | | A Partnership
- | | A Corporation
- | x | A S. Corporation

2. Proposer's Company Address:

Street Address 2105 Harbor Lake Dr. Fleming Island, FL 32003

P.O. Box (if any) 5000-18 Highway 17 #235

City Fleming Island State FL Zip Code 32003

Telephone 904-778-1030 Fax no. 904-778-1045

1st Contact Name James Proctor Title Owner/Secretary/Treasurer

2nd Contact Name Colleen Ryan Title Office Manager

3. Parent Company Name (if applicable) _____

4. Parent Company Address (if different)

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the Proposer's office which would perform work.

Street Address 3350 State Road 16

P.O. Box (if any) _____

City St. Augustine State FL Zip Code 32092

Telephone 904-778-1030 Fax No. 904-778-1045

1st Contact Name Colleen Ryan Title Office Manager

6. If the proposer is a corporation, is it incorporated in the State of Florida?

yes (x) (Proceed to Question 6.1) no () (Proceed to Question 6.2)

6.1. If yes, provide the following:

Is the company in good standing with the Florida Secretary of State, Division of Corporations? yes (x) no ()

If no, please explain _____

Date Incorporated April 7, 2003 Charter No. P03000038971

6.2. If no, provide the following:

The state in which Proposer is incorporated: _____

Is the company in good standing with that state? yes () no ()

If no, please explain _____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? yes () no ()

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes (x) (Proceed to Question 7.1) No () (Proceed to Question 7.2)

- 7.1. If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes (x) no ()

If no, please explain _____

Is the Proposer in good standing with the State of Florida? yes (x) no ()

If no, please explain _____

Date Proposer was organized: April 7 2003

7.2. If no, provide the following:

The state in which Proposer is organized: _____

Is the Proposer in good standing with that state? yes () no ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited liability company with the State of Florida? yes () no ()

If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract?

yes (x) no ()

8.1. If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary): See Exhibit

8.1.1 Type of registration/license : Certified Irrigation Contractor

License No. C165IR Expiration Date : 09/30/2022

Qualifying Individual: James D. Proctor Title: Owner

List company(s) currently qualified under this license The Tree Amigos Outdoor Services Inc.

8.1.2 Type of registration/license : Certified Pest Control

License No. JF184463 Expiration Date: 06/01/2022

Qualifying Individual: James D. Proctor Title: Owner

List company(s) currently qualified under this license The Tree Amigos Outdoor Services Inc.

8.1.3 Type of registration/license : Certified Irrigation/Sprinkler

License No. C-165-IR Expiration Date: 09/30/2022

Qualifying Individual: James D. Proctor Title: Owner

List company(s) currently qualified under this license The Tree Amigos Outdoor Services Inc.

8.1.4 Type of registration/license : LTD Commercial Fertilizer

License No. LF209244 Expiration Date: 10/01/2025

Qualifying Individual: James D. Proctor Title: Owner

List company(s) currently qualified under this license The Tree Amigos Outdoor Services Inc.

8.1.5 Type of registration/license : Agricultural Dealer License

License No. AD1349 Expiration Date: 06/01/2022

Qualifying Individual: James D. Proctor Title: Owner

List company(s) currently qualified under this license The Tree Amigos Outdoor Services Inc.

8.1.2 Type of registration/license : Business License

License No. 287 Expiration Date: 08/20/2023

Qualifying Individual: James D. Proctor Title: Owner

List company(s) currently qualified under this license The Tree Amigos Outdoor Services Inc.

8.2. Does the Proposer hold any registrations or licenses with St. Johns County applicable to the contract? yes () no (x)

If yes, please list and provide a photocopy of each listed license or registration:

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year.

(2020) \$10,518,577 (2019) \$10,746,598 (2018) \$6,482,120

10. What is the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) An example of an insurance certificate is attached hereto as Exhibit A.

General Liability \$2,000,000

Automobile Liability \$1,000,000

Workers Compensation \$1,000,000

Expiration Date 9/24/2022 Insurance and 07/01/2022 WC

11. Has the proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no (x)

If yes, please describe each violation, fine, and resolution

11.1. What is the Proposer's current worker compensation rating?

1

11.2.1 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years? yes () no (x)

If yes, please describe each incident

The undersigned hereby authorize(s) and request(s) an person, firm or corporation to furnish any pertinent information requested by the Twin Creeks North Community Development District or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

The Tree Amigos Outdoor Services, Inc
Name of Proposer

By: [Signature]

This 7 day of April, 2022

By: James Proctor
Owner/Secretary/Treasurer

[Name and Title of Person Signing]

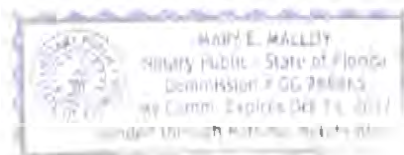
(Apply Corporate Seal, if filing as a corporation)

State of Florida

County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2022, by James Proctor, of the Tree Amigos Outdoor Services, Inc, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[Signature]
Signature of Notary taking acknowledgement



**TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT
ALTERNATE REQUEST FOR PROPOSAL NO. TCN-LMS-2022
LANDSCAPE MAINTENANCE SERVICES**

PRICING FORM

Pricing Instructions: This Pricing Form is intended to cover landscape and irrigation services delivered to Twin Creeks North Community Development District. A map of the District is attached, outlining the boundaries of the District and delineating the area of service for landscape and irrigation work to be performed according to the Landscape and Irrigation Maintenance Specifications. In order to determine accurate pricing for the landscape and irrigation services to be delivered to the Twin Creeks North Community Development District, Proposers should refer to the Landscape and Irrigation Maintenance Specifications which provides the detail regarding the work to be performed by the Proposer if awarded the Final Contract.

Grand Total (this “Grand Total” should be completed by the Proposer. The bid amount entered should correspond with the scope of services provided in the Landscape and Irrigation Maintenance Specifications for the Twin Creeks North Community Development District).

SERVICE 52 Bermuda/26 Bahia	Year 1 May. 1, 2022 – April 30, 2023	Year 2 May 1, 2023 – September 30, 2024
Pond Bank Maintenance	\$84,763.50	\$87,673.91
Tree Care	\$101,716.20	\$105,208.69
Other Landscape and Irrigation Maintenance	\$ 378,610.30	\$391,610.11
Total Amount-Monthly	\$ 47,090.84	\$ 48,541.06
Total Amount-Annually	\$ 565,090.00	\$ 584,492.71
Mulch and Annuals Priced Separately, do not include in Totals Above		
Mulch Install (Pine Bark, 1x at 24-month intervals	\$ 104,132.20	\$ 107,256.16
Annual Flowers (4 rotations per year)	\$ 23,386.00	\$ 24,236.40

LABOR		
# of Crew Members Weekly During Growing Season		# 7
# of Crew Members Weekly During non-growing season		# 4
# Irrigation Tech Labor Rate	As Needed/Requested	\$ 65.00 HR
SOD / SEED REPLACEMENT		
Bermuda – Sq. Ft.	As Needed/Requested	\$.85 Sq. Ft.
St. Augustine – Sq. Ft.	As Needed/Requested	\$.95/Sq. Ft.
Bahia – Sq. Ft.	As Needed/Requested	\$.65/Sq. Ft.
Winter Rye – Sq. Ft.	As Needed/Requested	\$.041/Sq. Ft.
Dead Sod Removal – Hr. Rate	As Needed/Requested	\$ 58.00/Hr.
Sod Install – Hr. Rate	As Needed/Requested	\$ 58.00 Hr.
Soil Test – Total Cost	As Needed/Requested	\$ 42/Sample
Aeration Sq. Ft.	As Needed/Requested	\$.017/Sq. Ft.

*Mulch installation, application of winter rye, seed and annual rotations, if awarded, will be paid for at the time services are rendered. These are not part of the monthly price.

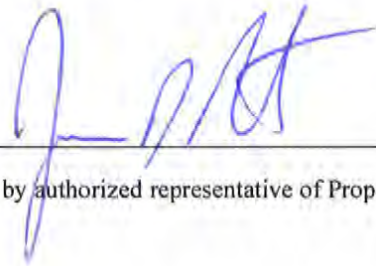
**TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL NO. TCN-LMS-2022
LANDSCAPE MAINTENANCE SERVICES**

AFFIDAVIT OF NON-COLLUSION

State of Florida

County of Clay

I James D. Proctor, do hereby certify that I have not, either directly or indirectly participated in collusion or proposal rigging. Affiant is a Owner in the firm of The Tree Amigos Outdoor Services, Inc., and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment. Dated this 7th day of April, 2022.

A handwritten signature in blue ink, appearing to be 'J. Proctor', written over a horizontal line.

Signature by authorized representative of Proposer

**AGREEMENT FOR
LANDSCAPE MAINTENANCE SERVICES
(Twin Creeks North CDD)**

THIS AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES (the "Agreement"), made and entered into this __1__ day of May, 2022 (the "Effective Date"), by and between:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. John's County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, party of the first part (hereinafter "District"); and The Tree Amigos Outdoor Service, Inc., an S-Corp, whose business address is 5000-18 Hwy 17 #235 Fleming Island, FL 32003, party of the second part (hereinafter "Contractor").

WHEREAS, the District was established for the purpose of purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure, roadway and entranceway improvements, landscaping, and other improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape maintenance services for those certain lands, right-of-way, water management areas, and similar planting areas within the District areas, as more particularly identified for such areas within the jurisdictional boundaries of the District as more particularly described in the Twin Creeks North CDD Request for Proposal attached hereto and made a part hereof as Exhibit "A" (the "RFP/Scope of Services"), which RFP/Scope of Services is attached hereto and made a part hereof; and

WHEREAS, in accordance with the bidding process set forth in the RFP, on April 6, 2022, the Contractor submitted its response to the RFP (the "Proposal"), which Proposal is attached hereto and made a part hereof as Exhibit "B" and which was considered by the District Board of Supervisors (the "Board") at its meeting of _____, 2022; and

WHEREAS, the District Board of Supervisors, at its meeting of _____, 2022, awarded the contract solicited under the RFP for the District landscape maintenance services to Contractor, providing that the Contractor shall provision such services to the District areas for the price(s) set forth herein; and

WHEREAS, Contractor represents that it is qualified to perform the RFP/Scope of Services and has agreed to furnish to the District such services set forth in the RFP/Scope of Services and this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

ARTICLE I. SCOPE OF WORK.

1.0 Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

1.1 The Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality, maintenance of the landscaping and landscaped areas of the Twin Creeks North Community Development District, together with all landscaping within the right of way of CR210 fronting on the CDD property, in accordance with this Agreement, inclusive of all exhibits or other contract documents specifically made a part of this Agreement.

1.2 Contract Exclusions. Intentionally omitted.

1.3 Applicable Laws, Rules and Ordinances. Contractor shall perform the work provided for herein in accordance with all applicable federal, state, and local laws, rules, and ordinances. Contractor shall obtain permits, where necessary or required by the local governing authority.

1.4 Other Contractors and Vendors. Nothing in this Agreement shall be construed to obligate the District to purchase irrigation, landscape or plant materials from Contractor or to require District to utilize Contractor to perform irrigation, landscape, mulch, and plant installation or trimming, as the case may be.

1.5 Licenses. Contractor shall maintain all applicable licenses, provide all materials, equipment and labor necessary to fulfill the terms of this Agreement, except as specifically excluded in the Proposal.

1.6 Role of District Manager or Designee.

1.6.1 District agrees that the District Manager and his or her designees shall be the liaisons with the community. Any comments from the residents shall be made to the liaisons, who will relay such comments to the Contractor.

1.6.2 The foreman for Contractor shall communicate with the District Manager or his or her designee on a regular basis for matters relating to the services to be provided pursuant to this Agreement. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding this Agreement.

1.7 Emergencies. Contractor agrees to respond to all emergencies within 24 hours and non-emergency matters within 48 hours. Contractor shall respond with either written (by email) or verbal acknowledgement of the situation or complaint and shall specify Contractor's plan of action. Any verbal complaints or emergencies shall be followed up or confirmed in writing (by email) by the District.

1.8 Contractor's Employees and Subcontractors. The Contractor shall at all times enforce strict discipline and good order among the Contractor's employees and the employees of any subcontractors and shall not employ on the jobsite an unfit person or anyone not skilled in the work assigned to him or her. No liquor, alcoholic beverages, or narcotics shall be allowed within the boundaries of the District. All labor described herein or indicated in the Proposal and the Scope of Services, shall be executed in a high quality, thorough substantial and workmanlike and by people skilled in the applicable trade. All employees of the Contractor and any subcontractor shall at all times wear uniforms clearly identifying the company name for which they are employed. The Contractor shall ensure employees are provided and utilize proper safety equipment and clothing in compliance with all applicable regulations for the scope of work included in this Agreement.

1.9 Natural Disasters. Upon request by the District Manager of the District, the CONTRACTOR SHALL PROVIDE A HURRICANE RESPONSE PLAN to the District within thirty (30) days of the request. Such Response Plan shall require the Contractor to contact the District within twenty-four (24) hours of a storm event to remove storm damage debris. Contractor is expected to be familiar with all FEMA, State and County rules and regulations pertaining to responding to hurricane or disaster events, required reimbursement documentation, and the rules and policies that must be followed to ensure reimbursement to District. Contractor will be responsible for proper documentation of all work including debris removal, meeting with the agencies and the filing of applications to ensure the District will comply and receive all available reimbursements for the cost of hurricane clean up or any other event or disaster that causes damage to or requires clean-up of District property. In the event that the District finds it necessary or appropriate to file a claim with FEMA or any other governmental entity, the Contractor shall participate in properly documenting all work accordingly, meeting with the agency (if required), and completing all the necessary applications (as instructed by the District) to assure that the District will comply and receive all available reimbursements for the cost of hurricane clean up or any other disaster event. In the event of a hurricane or storm event requiring Contractor to perform the services set forth in this section 1.9, Contractor shall perform such work under the pricing schedules to be determined, but which are (1) consistent with the pricing and any unit pricing contained within this Agreement, (2) consistent with industry standards for similar services in St. Johns County, Florida, and (3) in amounts that are fully reimbursable to the District by FEMA. Such pricing may be coordinated under the mutual agreement of the District Manager and the Contractor on an annual basis, prior to an expected storm event, or within the twenty-four (24) hour period that Contractor must respond to the storm event and perform the services described herein. CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE DISTRICT MAY BID THIS DEBRIS REMOVAL WORK SEPARATELY PURSUANT TO A COMPETITIVE BID PROCESS.

ARTICLE II. COMPENSATION.

2.0 The District shall pay the Contractor for the faithful performance of the Agreement in lawful money of the United States and subject to additions and deletions as provided herein, as set forth in the Proposal for the District areas, an annual contract amount, as work is performed and completed, in accordance with the table below (“Annual Contract Amount”), payable in equal monthly installments.

Contract Year	Annual Contract Amount
Year 1: May 1, 2022 – April 30, 2023	\$ 565,090.00
Year 2: May 1, 2023 – September 30, 2024	\$ 584,492.71

This does not include work furnished to the District that is not included in the Annual Contract Amount but is to be provided on an as needed and requested (by the District) basis as detailed in the RFP/Scope of Services and the Proposal.

2.1 At the end of each month, the Contractor shall submit invoices for work completed by Contractor pursuant to this Agreement. The District will not pay in advance for services to be performed. For example, for services performed in May, the Contractor shall mail its invoice to the District after May 31st (the last day of the month). Each monthly invoice shall include all services performed by Contractor for that month and such work shall be described in reasonably sufficient detail and itemized where possible. Each monthly invoice shall be sufficiently detailed in the opinion of the District Manager of the District and his or her designee(s) to describe or attach exhibits describing any and all work performed by the Contractor, and for any work performed on an as needed/as requested basis, include a breakdown of parts and equipment utilized, invoices and receipts.

2.2 Irrigation repairs shall be performed on a parts and labor basis at the hourly rate set forth in the Proposal and labor shall be billed in 6-minute increments of 0.1 each). For example, work that takes 24 minutes to complete shall be billed at 0.4 x the hourly rate. Irrigation parts and materials are reimbursable to Contractor upon presentation of sufficient detail justifying the expense (i.e. invoice identifying dates, location and descriptions of the repair or work along with quantities of parts and materials utilized).

2.3 All invoices are due and payable upon receipt. The Contractor shall receive payment from District for such properly submitted invoice within 21 days of the District’s receipt of the mailed invoice. Notwithstanding, the District shall comply with the requirements of Florida’s Prompt Payment Act.

2.4 Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager of the District or his or her designee. Extra Work, as later described, shall not exceed, when added to the amount to be paid under this Agreement, the statutory public bidding threshold for

maintenance contracts pursuant to Sections 190.033 and 287.017, Florida Statutes.

ARTICLE III. TERM.

3.0 The Contractor shall commence performance of the work set forth in the RFP/Scope of Services on May 1, 2022 and, unless otherwise terminated sooner, the term of the Agreement shall expire on September 30, 2024 (the "Initial Term"). Thereafter, this Agreement may be extended on an annual basis upon the mutual agreement of the parties under the terms and conditions existing at the end of the Initial Term.

ARTICLE IV. TERMINATION.

4.0 The District reserves the right to cancel or terminate this Agreement upon thirty (30) days written notice if (i) the District determines, in its sole discretion, that it is in the best interests of the District to terminate this Agreement for convenience; or (ii) if work is not performed in a satisfactory manner as determined in the sole and absolute discretion of the District. Notice of termination shall be in writing and delivered in accordance with Section 6.1 of this Agreement.

ARTICLE V. CONTRACTOR'S ACCEPTANCE OF CONDITIONS.

5.0 The Contractor has carefully examined the described common areas, right-of-way, water management areas, open space, and similar planting areas identified in Exhibit "A" and has made sufficient tests and other investigations to fully satisfy Contractor as to site conditions.

5.1 It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor.

5.2 Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

ARTICLE VI. NOTICES.

6.1 All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

DISTRICT: Twin Creeks North Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Attention: District Manager

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis E. Lyles, Esq.

CONTRACTOR: The Tree Amigos Outdoor Services Inc.
5000-18 Hwy 17 #235
Fleming Island, FL 32003
Attention: James D Proctor

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

ARTICLE VII. MISCELLANEOUS.

7.0 Protection of Property and the Public.

7.0.1 The Contractor shall continually maintain adequate protection of all work and landscaping and hardscaping materials from damage and shall protect public and private property from injury or loss arising in connection with this Agreement. The Contractor shall make redress for any such damage, injury or loss. The Contractor shall adequately protect adjacent property as provided by law and this Agreement. The Contractor shall take all necessary precautions for the safety of employees on the jobsite, and shall comply with all applicable provisions of federal, state and local laws, including, but not limited to the requirements of the Occupational Safety & Health Act of 1970, and amendments thereto, and building codes to prevent accidents or injury to persons on, about or adjacent to the premises to prevent accidents and injuries to persons or property in or about the jobsite.

7.0.2 The Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of owners of any land adjoining any work sites, which may be caused by him or his employees or Subcontractors, or which he or they might have prevented. The Contractor shall, at all times while the work is in progress, use extra ordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction operations, and to this end shall take such steps as may be necessary or directed, to protect the property there from; the same care shall be exercised by all Contractor's and subcontractor's employees.

7.0.3 The Contractor shall duly protect buildings, sidewalks, fences, shade trees, lawns and all other improvements from damage. Property obstructions, such as sewers, drains, water or gas pipes, conduit, railroads, poles, walls, posts, galleries, bridges, manholes, valve boxes meter boxes, street monuments, etc., prior to adjusting them to grade and shall be held strictly liable to the affected utility if any such appliances are disturbed, damaged or covered up during the course of performance of this Agreement.

7.1 Defective Work. Within fourteen (14) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs as may be necessary to be made. Any expense incurred by the District in making corrections or repairs, which the Contractor has failed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under this Agreement. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Agreement in default, in which case the District at its option may cancel the Agreement and contract with any other individual, firm or corporation to perform the Landscape Maintenance Services. All costs and expenses incurred by reason of Contractor's default thereby shall be charged against the Contractor and the amount thereof deducted from any monies due, or which may become due to it, as liquidated damages and not as a penalty. Any special work performed, as described herein, shall not relieve the Contractor in any way from his responsibility for the work performed by Contractor.

7.2 Indemnification. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District, its supervisors, officers, employees, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligent acts and omissions, recklessness or

intentionally wrongful conduct of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the work or services performed hereunder. This indemnification agreement is separate and apart from, and in no way limited by, any insurance provided pursuant to this Agreement or otherwise. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

7.3 Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

7.4 Insurance.

7.4.1 The Contractor shall provide and maintain during the term of this Agreement "Worker's Compensation Insurance" for all of its employees employed in connection with the performance of this Agreement and, in case any work hereunder is sublet, the Contractor shall require each subcontractor similarly to provide "Worker's Compensation Insurance" for all of the subcontractor's employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work under this Agreement at the site are not protected under the "Worker's Compensation" statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of its employees not otherwise protected.

7.4.2 The Contractor shall provide and maintain during the life of this Agreement, insurance that will protect the Contractor and employees from claims for damage for personal injury, including accidental death, as well as from claims

for property damage which may arise from operations under this Agreement, whether such operations be by himself or by any subcontractors or by anyone directly or indirectly employed by either of them. The Contractor shall also provide and maintain during the life of the Agreement insurance that will indemnify and hold harmless the District, and their agents and employees from and against all claims, costs, expenses, including attorney's fees and damages arising out of or resulting from performance of the Services and this Agreement, including, but not limited to, injury to or conduct, want of care or skill, negligence and patent infringement providing that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property including the loss of use resulting therefrom, and (b) is caused in whole or in part by any negligent act of Contractor, its employees, agents, officers, or subcontractors, or anyone indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

7.4.3 Insurance shall be provided by and maintained by Contractor at its expense with a limit of \$1,000,000/\$2,000,000 a policy of Comprehensive General Liability and Contractual Liability. Insurance shall also be provided by and maintained by the Contractor at its expense for Automobile Liability Insurance with a limit of \$1,000,000.00.

7.4.4 Prior to any work being performed pursuant to this Agreement, the Contractor shall submit to the District certificates of insurance, specifically providing that the Twin Creeks North Community Development District (defined to mean the District, its officers, agents, employees, staff, and representatives) is an additional insured with respect to the required coverages and the operations of the Contractor.

7.4.5 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

7.4.6 Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

7.4.7 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against the District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

7.4.8 The Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

7.5 Interpretation of Contract. Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceedings or disputes connected with, arising out of, or involving this Agreement.

7.6 Ambiguities. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

7.7 Governing Law. This Agreement shall be governed by the laws of the State of Florida with venue lying in St. John's County, Florida.

7.8 Sovereign Immunity. The Contractor agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7.9 Extent of Agreement. This Agreement represents the entire and integrated agreement between the District and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

7.10 Attorney's Fees. To the extent permitted by Florida law, in the event that either party brings suit for enforcement of this Agreement, each party shall bear their sum of attorney's fees and court costs.

7.11 Exhibits. Each of the exhibits referred to herein forms an essential part of this Agreement.

7.12 Severability. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

7.13 Waiver. It is distinctly understood and agreed that the approval, or acceptance of any part of the work by the District as in compliance with terms of this Agreement and related specifications covering said work, shall not operate as

a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related specifications. Any work required by this Agreement and related specifications not performed by the Contractor, after receipt of written notice in accordance with Section 6.1 of such failure to perform said work to recover reasonable cost for such work from the Contractor or, reduce the sums of money due Contractor by the cost of such work. Failure of the District to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

7.14 Third Party Beneficiaries. This Agreement is solely for the benefit of the District and Contractor. No right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

7.15 Headings For Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

7.16 Public Records.

7.16.1 Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if

the Contractor does not transfer the records to the District;
and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

7.16.2 Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

7.16.3. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**WRATHELL, HUNT & ASSOCIATES, LLC
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FLORIDA 33431
TELEPHONE: (561) 571-0010
EMAIL: GILLYARDD@WHHASSOCIATES.COM**

7.17 E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the CDD is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the CDD has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the CDD shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the CDD has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the CDD promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the CDD as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

7.18 Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

_____ By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair

_____ day of _____, 2022

The Tree Amigos Outdoor Services Inc, an S-Corp

Colleen Ryan

Colleen Ryan
Office Manager

By: James D Proctor

James D Proctor
Owner/Secretary/Treasurer

Heidi Bouchie

Heidi Bouchie
Administrative Assistant

7 day of April, 2022

(CORPORATE SEAL)

STATE OF FLORIDA }
COUNTY OF CLAY }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2022, by James Proctor as Owner, Secretary, Treasurer of The Tree Amigos Outdoor Services, a S corp. He or she is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

Mary E. Malloy

Notary Public

Mary E. Malloy
Print Name

Commission Expires: 10-14-22



EXHIBIT "A"

RFP/SCOPE OF SERVICES

SEE BELOW

Proposal



The Tree Amigos

April 07, 2022

Twin Creeks North CDD

Dear Community Members,

Thank you for allowing us to submit a landscape management proposal for Twin Creeks North CDD. Tree Amigos Outdoor Services is committed to offering the highest quality service and best overall horticultural expertise in the landscape industry. Tree Amigos Outdoor Services will meet all requirements and follow the procedures outlined in this proposal. It is our goal to excel the expectations of the board members and residents for Twin Creeks North CDD. Our staff begins their day at 6:30am, loading vehicles and multiple utility carts to handle their daily tasks. On a weekly basis each crew leader reviews completion of their detailed tasks.

Our approach is to offer a high end quality product through courteous, safe and organized routines. Not only is the scope of work met on weekly basis, the property is also groomed to its highest potential. Tree Amigos Outdoor Services ensures that this quality is being upheld by working holidays, weekends and on site management 24 hours a day 7 days per week. with our professional and experience staff. We are excited about this opportunity and look forward to being a part of your community.

LANDSCAPE MANAGEMENT PROPOSAL:

Total annual cost for landscape maintenance services Year 1 \$565,090.00

Total annual cost for landscape maintenance services Year 2 \$584,492.71

Tree Amigos Outdoor Services commitment to this community will not only be maintaining the assets of Twin Creeks North CDD, knowledge of the property and through professional landscape experience improving **Twin Creeks North CDD assets.**

Sincerely,

Jim Proctor

EXHIBIT B

WORK AUTHORIZATION FORM

Work Authorization

Contract No. _____

Contract No. _____

Date: May 1, 2022

Work Authorization No. _____ - _____

To: The Tree Amigos Outdoor Service Inc. (company name)

Pursuant to the Landscape Maintenance Services Agreement dated May 1 2022, the Contractor agrees to perform the services described below for a fixed fee to be computed in the manner set out below or in accordance with Sections 3(a) and 3(b) of the Agreement.

Description of Work Authorization services:

Bill to: District

The following is/are applicable to this Work Authorization as marked:

x_A. As a result of this Work Authorization, the Contractor shall be compensated a fee in the amount of \$1,149,582.70 over two (2) years.

B. Contractor shall proceed immediately with this Work Authorization on a time and material basis in accordance with the Contract Documents. Time and material tickets should be submitted daily to the Program Manager.

C. Contractor shall proceed immediately with this Work Authorization on a unit price basis in accordance with the Contract Documents.

The total amount of this Work Authorization should be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; but this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Accepted and Agreed by Contractor:

For District:

Company Name The Tree Amigos Outdoor Services Inc

Twin Creeks North Community Development District

By:  Date: 4/7/22

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

For review and Approval (if applicable):

District Engineer: _____

By: _____ Date: _____

Completed by: _____ Date: _____

EXHIBIT C

GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of \$ 1,149,582.70, paid by Twin Creeks North Community Development District, (hereinafter referred to as District), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the District, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated May 1 2022 (the Contract). The undersigned here certifies that all material men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify District from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which District/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event the District is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then District shall be allowed to recover reasonable attorney's fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

The Tree Amigos Outdoor Services, Inc.

Print Name of Contractor

[Signature]
[Signature]

[Signature]
Authorized Signature

State of Florida

County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2022, by James Proctor, who is personally known produced identification.

[Signature]
Notary Public
State of Florida at Large
My Commission Expires 10-14-22

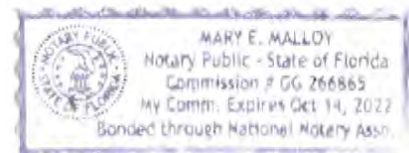


EXHIBIT D

ADDENDA

Receipt of Addendum Dated 03/29/2022
Attached Below

A handwritten signature in blue ink is positioned above a solid horizontal black line. The signature is stylized and appears to consist of several loops and strokes, possibly representing the initials 'JMA'.

**TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT
FIRST ADDENDUM TO
PROJECT MANUAL FOR LANDSCAPE MAINTENANCE SERVICES
REQUEST FOR PROPOSALS**

TO: All Bidders
DATE: March 29, 2022

This First Addendum to the Twin Creeks North Community Development District (“**District**”) Project Manual for Landscape Maintenance Services provides the following clarification, addition, deletion and/or modification to the Project Manual for the above referenced project. Please acknowledge receipt of this Addendum by e-mail to Daniel Rom at romd@whhassociates.com, and Sue Delegal at sdelegal@bclmr.com, with a further copy to: Daphne Gillyard at gillyardd@whhassociates.com. This First Addendum addresses the following questions:

QUESTION 1: How many cubic yards of mulch will be needed for the property?

RESPONSE: Bidder will need to measure and identify.

QUESTION 2: Would you be able to provide a palm count for the property?

RESPONSE: Bidder will need to take count.

QUESTION 3: Approximately how many irrigation zones?

RESPONSE: 3 clocks with 240 zones.

QUESTION 4: Would the CDD be willing to Review/Accept redline recommendations to the terms and conditions of the “Agreement for Landscape Maintenance Services”?

RESPONSE: Under this scenario, the Bidder should submit their redlined version of recommended changes to the Agreement for Landscape Maintenance Services for the Board to consider with the total response package.

ANY PROPOSER WISHING TO PROTEST ANY OR ALL OF THE MATTERS CONTAINED OR ADDRESSED IN THIS ADDENDUM SHALL FILE A NOTICE OF PROTEST WITH THE DISTRICT MANAGER, AT THE OFFICES OF WRATHELL, HUNT & ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, ATTENTION: DANIEL ROM AND DAPHNE GILLYARD, IN WRITING WITHIN SEVENTY-TWO HOURS (INCLUSIVE NIGHTS AND WEEKENDS) AFTER ISSUANCE OF THIS ADDENDUM. A FORMAL WRITTEN PROTEST ADEQUATELY DETAILING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH THE PROTEST IS BASED SHALL BE FILED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE NOTICE OF PROTEST IS FILED. FAILURE TO TIMELY FILE A WRITTEN NOTICE OF PROTEST OR FAILURE TO TIMELY FILE A FORMAL WRITTEN PROTEST SHALL CONSTITUTE A WAIVER OF ANY RIGHT TO OBJECT OR PROTEST WITH RESPECT TO THIS ADDENDUM.

EXHIBIT E

SCOPE OF SERVICES, QUALIFICATIONS & LICENSES

I. AREAS IN WHICH FULL LANDSCAPE & IRRIGATION MAINTENANCE PROGRAM WILL BE REQUIRED:

- a. Common Areas (Indicated in **GREEN** on *Exhibit A - attached*)
 - 1. 2 Front Entrances and right-of-way's along County Road 210 (that's been planted)
 - 2. Medians, rights-of-way and landscape easements along Beachwalk Boulevard
 - 3. Community entries out to Beachwalk Boulevard
 - 4. 11 Pond Banks (1, 2, 2a, 8, 10, 11, 13a, 13b, 15c, 14a, 14b)
 - 5. ~~Beachwalk Club/Lagoon~~

II. SCOPE OF WORK. The Landscape and Irrigation Maintenance Contractor (the “Contractor”) shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape and irrigation system within Beachwalk CDD (the “Association”) throughout the contract period, as specified per the contractual agreement.

a. Contract Period & Renewal:

The term of the landscape contract shall commence May 1, 2022 and expire September 30, 2024 with an automatic renewal of one year thereafter, upon mutual agreement of both parties.

b. Contractor Requirements:

All vehicles shall have company name identified on the exterior and All employees shall wear matching shirts identifying company.

Contractor shall be required to inform owner or manager or leave door tag on any owner's door with Contractors contact information when Contractor has damaged an owner's property. Contractor shall also be solely responsible for hiring a contractor to make the repairs to the owner's property and paying for the cost of said repairs.

c. Schedule of Services:

The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor's firm is required to be present during every maintenance visit.

d. Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the District's representative (“**Manager**”) on monthly quality inspections. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

- e. Attendance at meetings:
Upon request by the District, the contractor shall attend CDD Board meetings.
- f. Reporting:
 - i. The Contractor is **REQUIRED** to provide Manager with the following information:
 - **As Part of Proposal and Prior to Beginning Service**
 - Copy of all Business Licenses
 - List of individuals & Contact info for all individuals who will be responsible for the Beachwalk CDD Landscape and Irrigation maintenance.
 - Copy of Insurance
 - W9
 - Map/schedule detailing which Common Areas will be mowed, edged, trimmed and blown off each day of the week.
 - Map/schedule detailing which week or weeks that the Common Areas will be sprayed, weeded, and detailed each month.
 - **Upon Starting Service**
 - Monthly Common Area Irrigation Inspection Reports
 - Monthly Detailing Service Reports
 - Fertilization / Pest Control Reports
 - Annual Flower Types and Design for approval prior to install

III. LAWN CARE:

- a. Mowing and Edging:
Bermuda turf shall be mowed based on ~~ONE HUNDRED FOUR (104)~~ Fifty Two (52 mowing cycles) per 12-month period. Bermuda turf shall be mowed using a high-speed rotary mower with non-mulching kit and mower decks shall be less than 60” in width to avoid scalping. Pond banks and non-Bahia common areas shall be mowed ~~ONE (1) time every SEVEN (7) days during the active growing season (March 15 – November 15) and once a month during the dormant seasons (November 16 to March 14) unless specifically noted below.~~ 26 mows /1x Feb-March; 2x Apr-May; 4x Jun-Sept; 1x Nov-Dec. All mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn. Mowing height will be based on what is horticultural correct for the turf variety as recommended by the University of Florida and taking into account the season:
 - Bermuda 1 ½ - 2 ½
 - Saint Augustine Floritam 4”
 - Bahia 3-5”.
- b. Sod:
~~The Contractor shall replace dead common area sod up to one pallet within two (2) weeks of identifying the disturbed area. Sod replacement equaling more than one pallet shall be approved by the Manager in advance.~~ Contractor should take care to not scalp the sod by adjusting mower height as needed. This alternative quote does not include sod in maintenance contract. Cost for sod replacement is in bid pricing form.

- c. Edging:
The Contractor shall edge ground cover as needed to keep within bounds and away from obstacles. 52 Concrete edgings, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.
- d. Fertilization: See Exhibit F page 43
A fertilization program of properly timed applications of quality slow release fertilizers shall be established. Program shall provide a lawn, which is evenly green and thick, and one, which does not promote surge growth or burning. The expectation is that either the Contractor or Sub Contractor for these applications will be held responsible for identifying and correctly treating issues with sod and shrubs. Failure to identify and correct issues may result in the replacement cost being passed back to the Contractor. Bid includes 12 turf applications that include Fertilizer, Disease, Pre and Post Weed and Insect Control with attached Turf Program Exhibit F.
- e. Weed, Disease, and Insect Control:
The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.
- f. Overseed with Rye:
~~The Contractor shall over-seed all common-area Bermuda turf once per year. This will take place prior to October 31 each year.~~ Rye Grass is not included with this proposal.

IV. GROUND COVER AREA / SHRUB AREAS:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants, which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

- a. Weed Control:
The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides. Beds around Amenity Center and Amenities should be weeded by hand on a regular basis.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

b. Fertilization:

The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those areas.

c. Fungicide:

The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.

d. Pesticide:

The Contractor shall apply legally approved pesticides to control insects causing damage to ornamentals if warranted.

e. Dead Plant Material: Dead plants should be removed from all landscaping beds while performing maintenance in that area each week or month. Contractor should provide a proposal to Manager each month to replace all dead and removed shrubs and plants in common area beds. Dead and replacement plants located on individual lots should be discussed with owner. *“A missing shrub is better than a dead shrub”*

V. ROSE BUSHES:

a. Roses should be trimmed back, dead headed and fertilized consistently so as to promote healthy and even growth and consistent budding.

VI. ORNAMENTAL GRASSES

a. The Contractor shall cut all ornamental grasses back every two years in the months of January or February starting with January/February 2022. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

VII. TREE CARE:

a. Pruning:

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within seven (7) days from the date notice is provided to Contractor by the on-site manager.

b. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

c. Tree Fertilization:

A tree fertilization program should be provided to the Association within your proposal. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

d. Palm Pruning:

~~Dead or dying fronds shall be removed consistently throughout the year as an ongoing routine and part of the scope of service.~~ Proposal includes one (1) palm pruning per year.

VIII. MULCH / PINE STRAW:

The Contractor will install pine bark mulch one time per year to all common areas.

****NOTE: As stated in Cost Summary attached to the Request for Proposal above, this cost is to be broken out separately.**

IX. ANNUAL COLOR

Annual flowers will be installed Four (4) times per year corresponding to each seasonal variety and the Association shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings. Annuals will be fertilized at the time of installation using a balanced, slow-release fertilizer. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to contractor negligence or response time.

****NOTE: As stated in Cost Summary attached to the Request for Proposal above, this cost is to be broken out separately.**

X. DEBRIS CLEANUP

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris, generated from the Contractor's work, shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc.

XI. IRRIGATION SYSTEM

The Contractor shall visually inspect the entire common area irrigation system ~~twice~~ once a month for a total of 24 12 inspections annually to ensure optimal performance. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season.

a. Sprinkler Heads.

All sprinkler heads shall be checked for proper operation and coverage at each inspection. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance.

b. Valves & Valve Boxes.

The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids, and replacing as needed. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance.

c. Watering Schedule.

The Contractor shall adjust watering schedules to correspond with seasonal color installation, fertilization applications, and pest control operations. Water schedules will be adjusted as needed

based on season and rainfall amounts.

d. Emergency Contact.

The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.

e. Irrigation Repairs.

Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours. Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor.

XII. TURF CARE PROGRAM (BERMUDA) - *See Exhibit F page 43*

Bermuda grass shall be ~~maintained according to the below program/schedule utilizing the noted chemicals and amounts as detailed below.~~ Please also see the chart below the schedule for guidelines on Soil and Foliar spraying. If any changes to the below are required due to soil test results or weather patterns, Contractor shall work with Manager to discuss and implement changes.

• **JANUARY**

- ~~Soil spray application and foliar spray application~~
- ~~Spectacle pre-emergence in NON over-seeded areas at 3oz/acre rate~~

• **FEBRUARY**

- ~~2nd or 3rd week apply Ronstar pre-emergent impregnated on a 15-0-15 fertilizer~~
 - ~~(Mini prill at a rate of 200 pounds per acre)~~

• **MARCH**

- ~~Soil spray application and Foliar spray application~~
- ~~2nd or 3rd week Mole cricket prevention application of Fipronil~~

• **APRIL**

- ~~3rd or 4th week (weather pending) Revolver application at 10oz/acre (transition from rye to Bermuda)~~
- ~~Light vertical mow of all Bermuda grass~~
- ~~Foliar spray application~~
- ~~5/8" core aeration~~
- ~~Milorganite application at heavy rate~~

• **MAY**

- ~~1st week Ronstar application with 20-0-10 fertilizer (Mini prill at rate of 200 pounds per acre)~~
- ~~*2nd application of Revolver May be needed to completely eradicate Overseed~~

• **JUNE**

- ~~Soil spray application and Foliar spray application~~
- ~~Aggressive verticutting followed by a circle mow or multiple cross direction mowing at a~~

- reduced scalping height
 - 12-1-0 fertilizer application
- **JULY**
 - Foliar spray application
 - Prodiamine pre emergence application on all Turf at 1 pound per acre
 - *Vertical mow can be performed again if needed
- **AUGUST**
 - Foliar spray application
 - 3/4" - 1" aerification followed by aggressive vertical mow
 - Heavy top dress with sports turf sand
 - Milorganite application after aerification into core holes
- **SEPTEMBER**
 - Soil spray application and Foliar spray application
- **OCTOBER**
 - Soil spray application
 - Prodiamine all areas that will be overseeded
 - XL 2g(Surflan) areas that will NOT be overseed but do border seed
 - Spectacle all other areas not overseeded
 - Heavy Milorganite application
 - Overseed with Rye
- **NOVEMBER**
 - Soil spray application
 - 12-22-8 fertilizer application on overseed 1#N/1000
- **DECEMBER**
 - Soil spray application and Foliar spray application
 - Prodiamine application 1#/acre on overseed
 - *Iron applications during the winter will Help with quick deep color response.

Soil Spray (Week 1)		
2 qts/acre	FP Calcium	7-0-0, 7% Ca, 5% Amino
1 gal/acre	FP Armament MKS	0-0-5, 2.5% Mg, 4.5% S
2 qts/acre	FP Manganese	2-0-0, 1% Mg, 3% Mn, 5% Amino

Foliar Spray (Weeks 2-4)		
3 gal/acre	FP Grow In	8-4-5, 0.2% Fe, 0.07% Zn
1 gal/acre	FP Micros Plus	2-0-0, Ca, Mg, B, Cu, Fe, Mn, Zn, Seaweed

Wetting Agents (for both)

- Command Organic Acid Penetrant
- Matador Matrix Active Soil Surfactant

EXHIBIT F

TURF CARE PROGRAM (BERMUDA):

JANUARY

- Spectacle Pre Emergent; 8-4-36; 06-00-00 Fe

FEBRUARY

- Ronstar G Pre-Emergent; 3-Way herbicide; 06-00-00 Fe, 21-0-0 .25#N/1,000

MARCH - APRIL

- Ronstar G Pre-Emergent; 40-0-0 .25#N/1,000 with micro-sync package; Baseline insecticide; Basagran T/O Herbicide; Manor herbicide; Vertical Soil Spray

MAY

- 18-0-18 with suretrex/ micronutrient package; Fipronil insecticide

JUNE

- Acelepryn insecticide, Dismiss South; Vertical Soil Spray; 21-7-14 Turf Royale 1#N/1,000; Spectacle Pre-emergent

JULY

- Milorganite @ 1lb per 1,000 sq.ft.; Avenue South herbicide

AUGUST

- 40-0-0 .25#N/1,000 with micro-sync package; Vertical Soil Spray; Avenue South herbicide

SEPTEMBER

- 8-4-36/ micronutrient package; Eagle fungicide, Celcius herbicide

OCTOBER

- Costal Pre/Post emergent herbicide; 8-4-36; Vertical Soil Spray

NOVEMBER

- Costal Pre/ Post emergent herbicide; 21-00-00 .25#N/ 1,000

DECEMBER

- 8-4-36; 3-Way herbicide

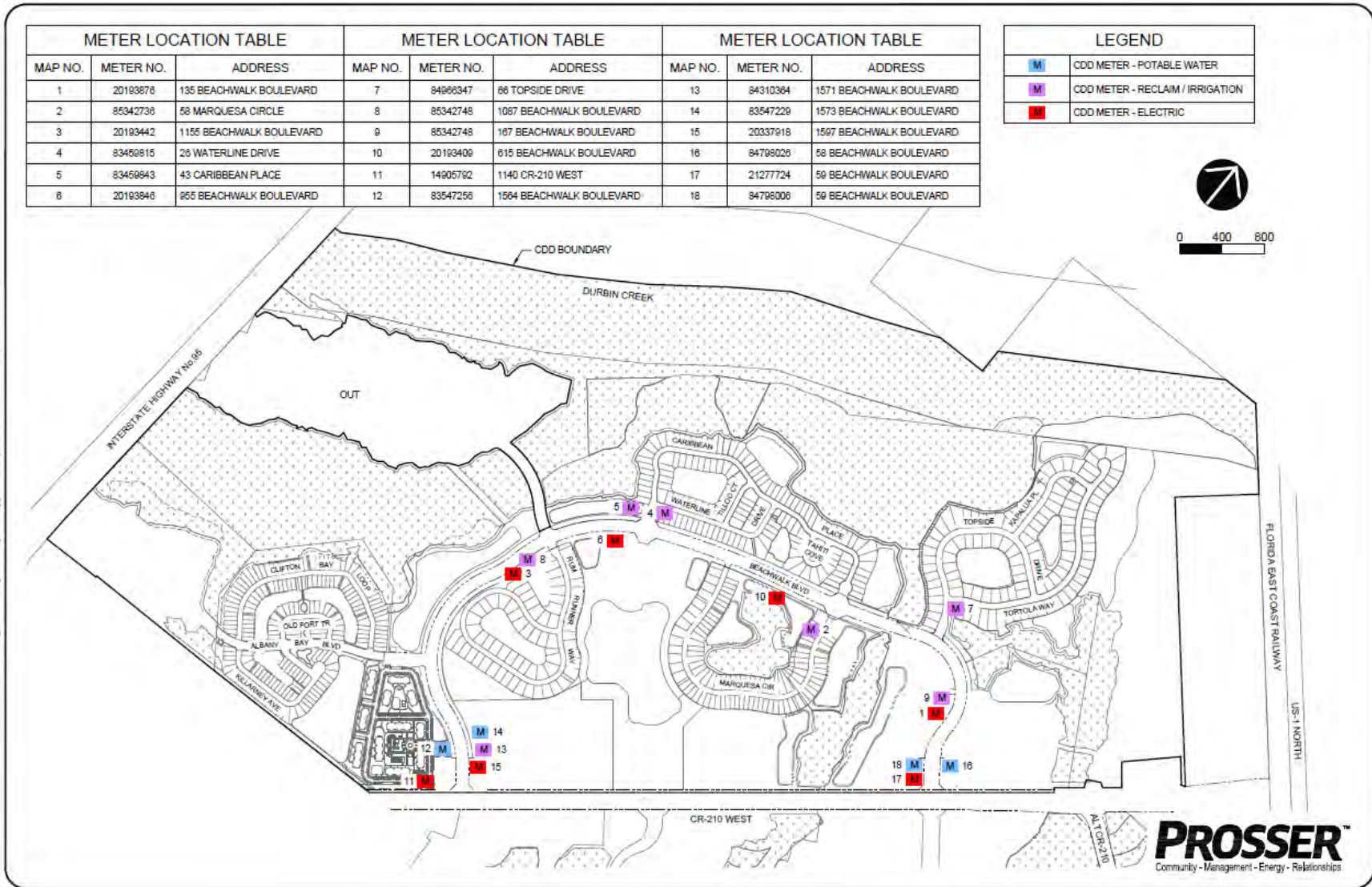
We strongly recommend an annual core aeration due to compaction issues noted while on site. Core aeration services should be done with Milorganite application. Cost **\$14,810.40**

Soil conditioning is equally-strongly recommended. Historically, there have been pH and other various soil challenges. Granular sulfur application costs will vary between \$250 - \$850 per acre. Lime application costs will vary between \$200 - \$1,500 per acre.

Exhibit F: Landscape and Pond Maintenance Map

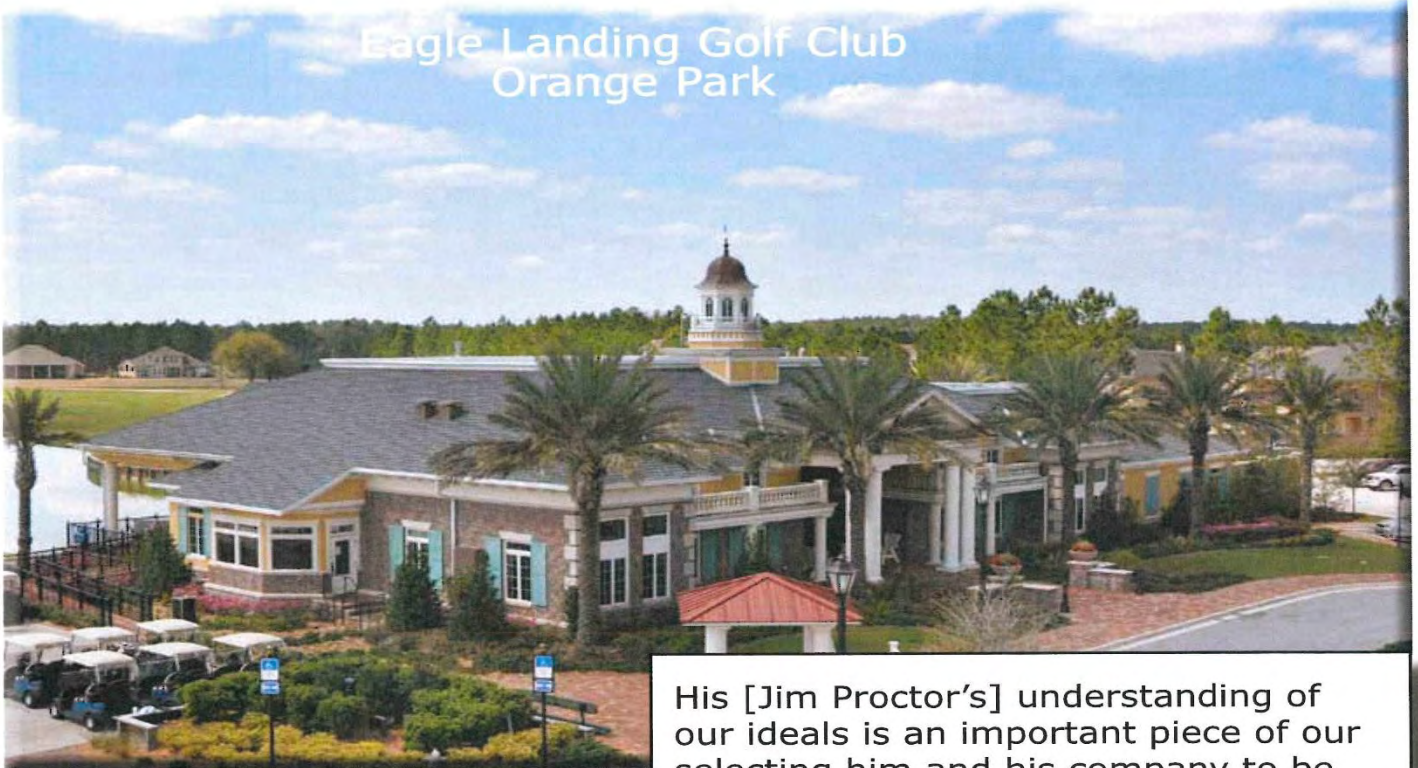


Exhibit G: Irrigation Map



The Tree Amigos

Eagle Landing Golf Club
Orange Park



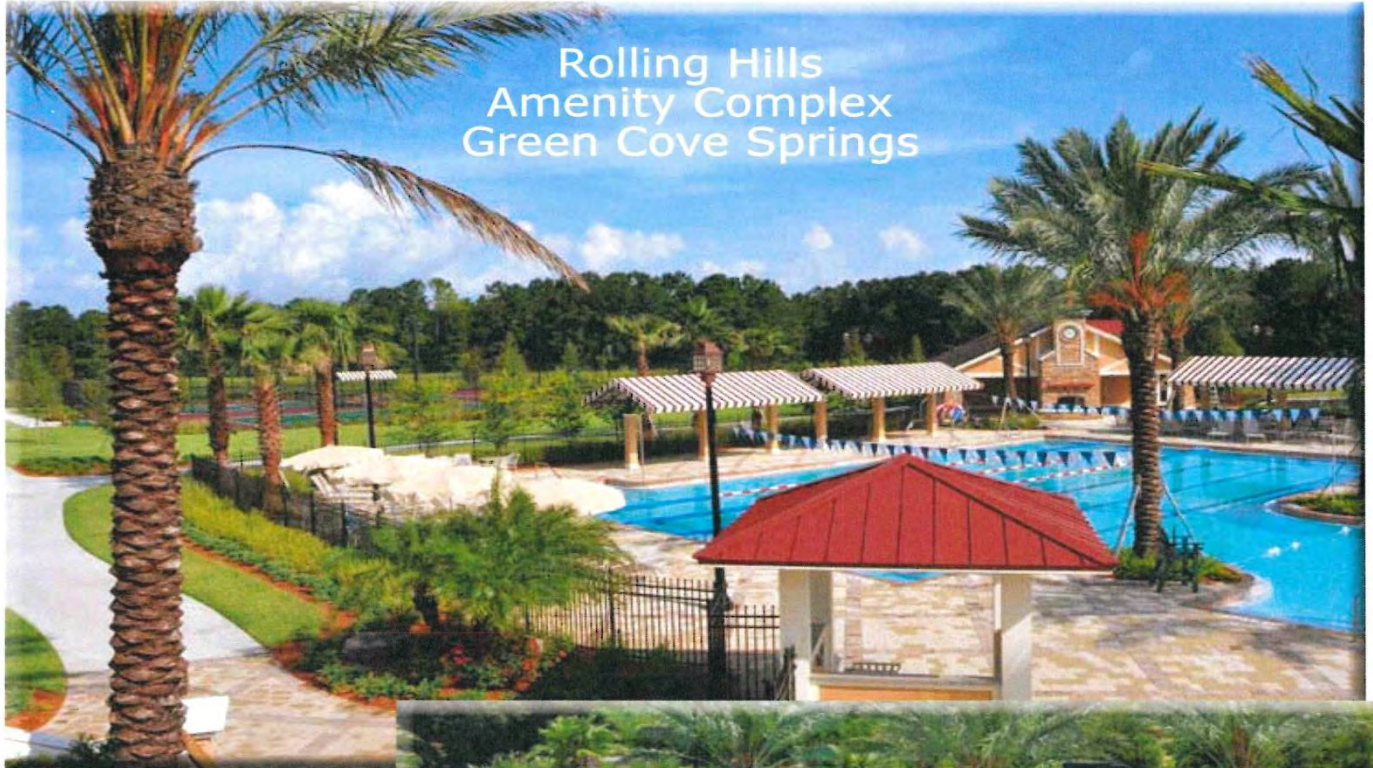
His [Jim Proctor's] understanding of our ideals is an important piece of our selecting him and his company to be involved in each of our Florida communities.

- Roger Arrowsmith
President
East West Partners - FL
(904) 291-7200

Windsong
Winter Park



The Tree Amigos



The Tree Amigos



Working with Tree Amigos on numerous projects has been an outstanding experience. From the design process to the installation process, no detail was overlooked and expectations were exceeded and under budget.

- **Steve Anderson**
Project Manager, Rolling Hills
(904) 509-6445



The Tree Amigos

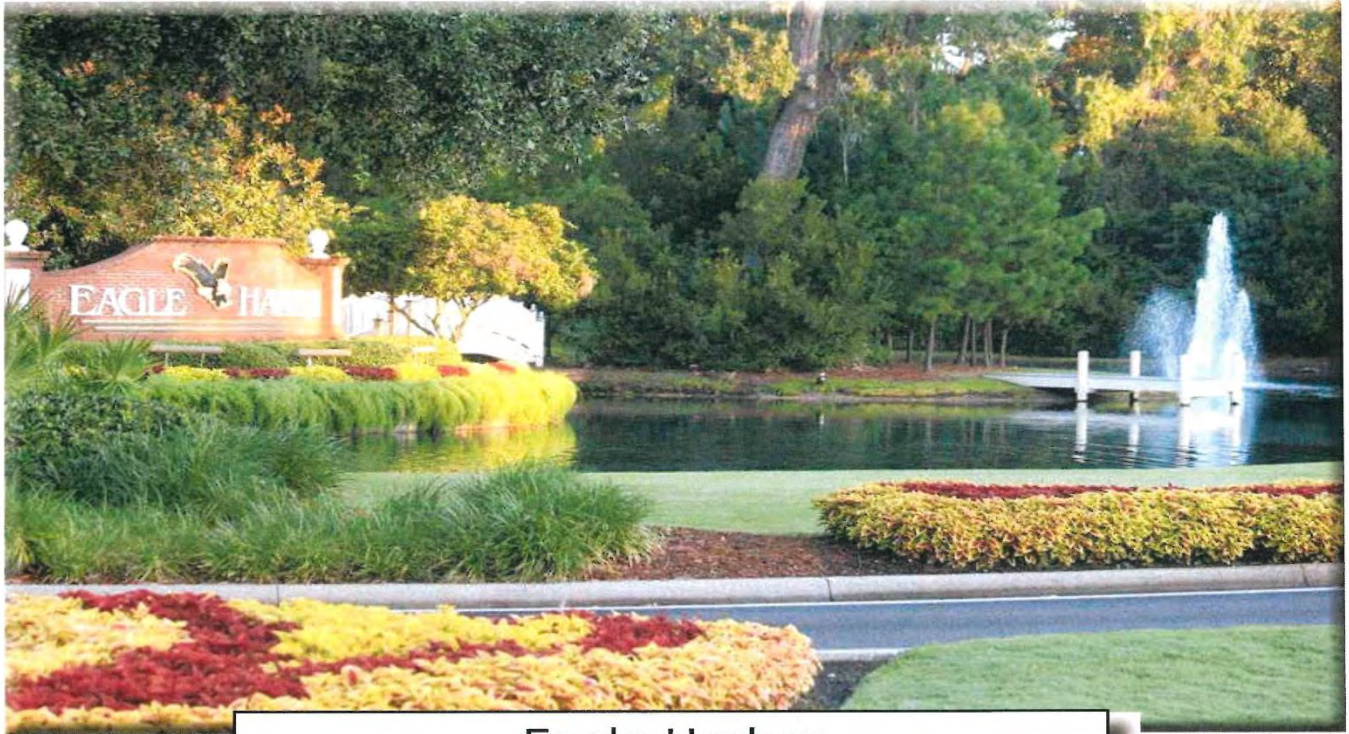


Jim Proctor and his crew are extremely knowledgeable in landscape design, installation, maintenance, and are always reliable and professional.

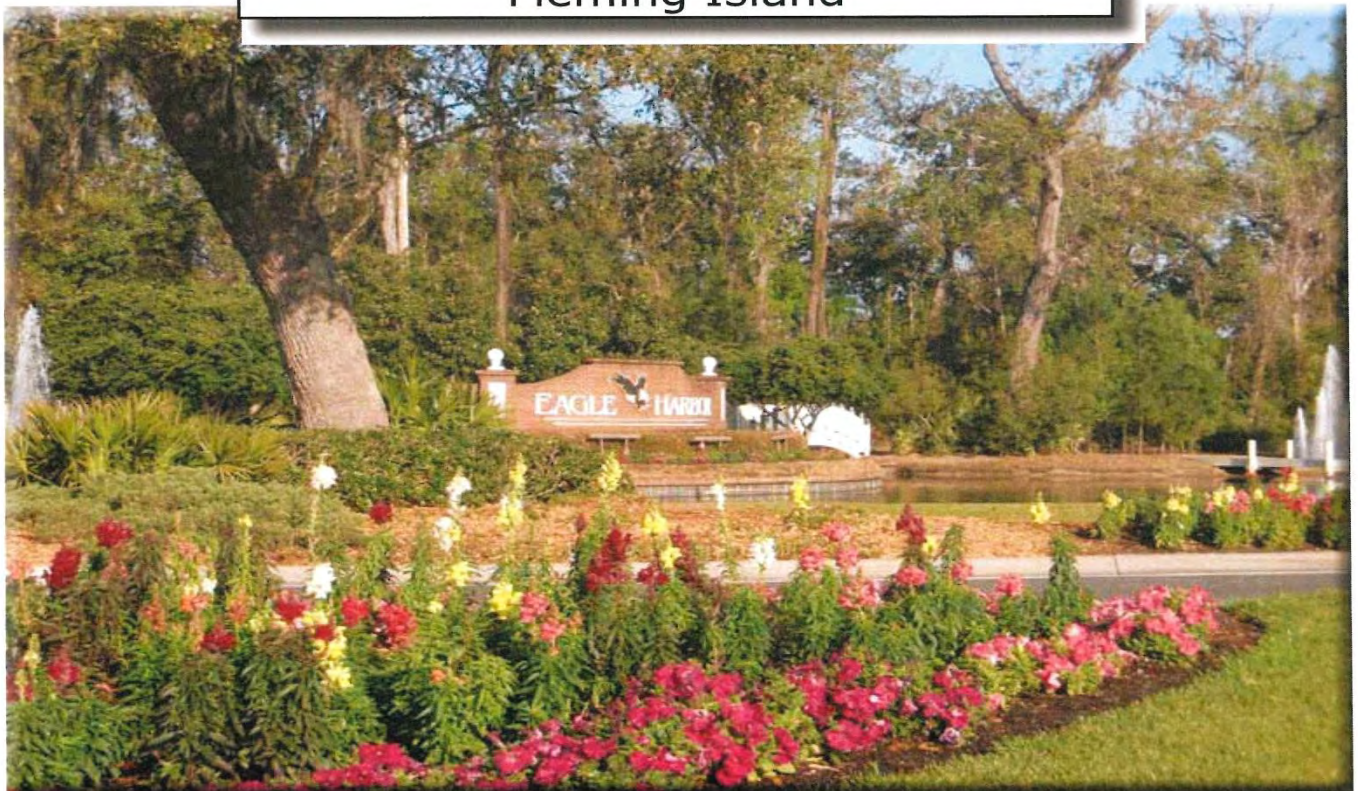
- **Steve Anderson**
Project Manager, Rolling Hills
(904) 509-6445



The Tree Amigos



Eagle Harbor
Fleming Island



The Tree Amigos



Tree Amigos is tenacious in their approach to the job, yet their personal manner is easy going and congenial. Their experience, knowledge and work ethic can be of great value to any organization.

- Yvette E. Hartsfield
Former District Manager
GSG - Government Services Group
(407) 629-6900



The Tree Amigos



Their work is beautiful. They are dependable, cooperative, punctual and helpful.

Our property has a Class A quality due to the outstanding landscaping and monthly service from Tree Amigos.

**- Virginia Woodbury, Property Manager
Camardo Real Estate Management
(904) 278-1177**



The Tree Amigos

Jim Proctor was one of the first people hired in the development of Eagle Harbor, our Award-winning community in Orange Park, FL. He understood and more importantly, implemented the extremely high goals we established for the community. He not only supervised all landscape operations but also got his hands dirty making everything happen. His landscaping was a major contributor in our community being named "The Best" by countless groups, magazines, and associations.

After Jim went on to form his own company, we have retained him to both install and maintain the landscaping in our various communities.

**- Roger Arrowsmith
President
East West Partners - Florida
Developers of Eagle Harbor, Rolling Hills and
Eagle Landing, Clay County
Windsong, Winter Park FL**





The Tree Amigos

Tree Amigos did a terrific job at our Cypress Pointe Apartments in Orange Park, Florida. Their trees and plants were very healthy and in many cases, exceeded the project specifications.

Tree Amigos followed a very tight and complicated construction schedule that allowed us to complete the project two months early.

- Chris Stanton
Project Manager
Summit Contractors Group, Inc.
(904) 265-4111

The staff at Tree Amigos is knowledgeable and extremely courteous, and do a very thorough job. I have not heard of an unhappy residents regarding the job Tree Amigos is doing, which, believe me, is rare!

- Don Taman
Stone Creek at Eagle Harbor
Homeowners' Association
(904) 278-2155

Tree Amigos have always met our needs for maintaining as well as enhancing the curb appeal of River Garden's 33-acre campus.

The company's staff is very diligent, hardworking and courteous while doing their work and make frequent site visits. Their services are versatile and multi-faceted - from trees, sod, floral beds and drainage.

- Wayne DuBose, FMA
Director of Plant Operations
River Garden Hebrew Home
(904) 886-8400

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

9B

**AMENDMENT TO AGREEMENT FOR LANDSCAPE
MAINTENANCE SERVICES**

THIS AMENDMENT TO AGREEMENT (“Amendment”) is made and entered into this 6th day of June, 2022, by and between:

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”), and

THE TREE AMIGOS OUTDOOR SERVICES, INC., a Florida corporation, whose address is 2105 Harbor Lake Drive, Fleming Island, Florida 32003 (hereinafter “Contractor”).

Recitals

WHEREAS, pursuant to an Agreement (“Agreement”) dated June 1, 2022, the District and the Contractor have agreed to the provision of services by the Contractor for landscape maintenance upon certain lands within the District (“Landscape Maintenance Services”); and

WHEREAS, the District desires to engage the Contractor to perform additional services pursuant to the Agreement relating to Albany Bay Boulevard located within the District.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, the parties agree as follows:

Section 1. In addition to the services performed by the Contractor pursuant to the Agreement, the Contractor shall provide the services at the costs set forth in Exhibit 1 attached hereto.

Section 2. Exhibit F, Landscape and Pond Maintenance Map, included in the Alternative Response to Request for Proposal, attached as an exhibit to the Agreement, is hereby replaced with a revised Landscape and Pond Maintenance Map attached hereto as Exhibit 2. All services to be performed by the Contractor pursuant to the Agreement and the Amendment shall be performed in accordance with Exhibit 2.

Section 3. All terms and conditions of the Agreement shall remain in full force and effect and be applicable to the services provided by the Contractor under this Amendment. In the event of any conflict between the provisions of the Agreement and the provisions of this Amendment, the provisions of this Amendment shall prevail.

IN WITNESS WHEREOF, the parties hereto have entered into this Amendment.

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
By: John Kinsey
7AC1C2156DEF430...

this 21st day of July, 2022

WITNESSES:

DocuSigned by:
Colleen Ryan
483C98E5F03E455...
Print name: Colleen Ryan

DocuSigned by:
Heidi Bouchie
A4ED2AA52AEB4BA...
Print name: Heidi Bouchie

THE TREE AMIGOS OUTDOOR SERVICES, INC., a Florida corporation

DocuSigned by:
James D. Proctor
C6E0F8A8AD094BA...
By: James D. Proctor
Title: owner

this July 19th day of July, 2022



Tree Amigos

Outdoor Services

Contact Information:

Shannon McKissock, Estimator
 904.451.7039 | smckissock@treeamigosoutdoor.com

Jim Proctor, Owner
 904.545.7150 | jproctor@treeamigosoutdoor.com

Property Name: Beachwalk Twin Creeks North Albany Bay Blvd.
Property Address: 100 Beachwalk Club Drive St.Johns FL 32259

Management Company: Twin Creeks North CDD
Address: 2300 Glades Road Ste. 410 W Boca Raton FL 33431
Primary Contact: The District
Proposal Date: Tuesday, June 7, 2022

Notes / Comments

*We genuinely appreciate the opportunity to submit our comprehensive landscape management proposal for **Beachwalk Twin Creeks North Albany Bay Blvd.** . We are confident that you will not find a better value for overall services when comparing Tree Amigos to any competitor when the job is bid "apples to apples". We set forth a dedicated team who observed the property in detail and created your proposal based on calculated observation and exact measurements. We look forward to discussing our proposal in detail with you and demonstrating how a partnership with Tree Amigos Outdoor Services can benefit **Twin Creeks North CDD.***

Proposal Summary

Scope of Work	Occurrences	Monthly	Yearly
Grounds Maintenance:	52	\$ 2,084.40	\$ 25,012.82
Lawn Care:	8	\$ 1,054.67	\$ 12,656.00
Tree & Shrub:	2	\$ 214.00	\$ 2,568.00
Irrigation Inspections:	12	\$ 260.96	\$ 3,131.55
Pine Straw Installation:	0	\$ -	\$ -
Mulch Installation:	0	\$ -	\$ -
Seasonal Flowers:	0	\$ -	\$ -
Palm Tree Trimming:	1	\$ 283.33	\$ 3,400.00
Lump Sum Proposal		\$ 3,897.36	\$ 46,768.37

Proposal Acceptance

John T. Kinney
 Print Name

Chairman
 Title/Position

John T. Kinney
 Authorized Signature

6/14/22
 Date Signed

P:\11\101334-TWIN CREEKS NORTH\CDD\ADD\EXHIBITS\110133_34_Slurwater Irrigation Management.dwg [LANDSCAPE (R)] 7/1/2022 8:51:32 AM Kelly Weber



"Exhibit 2"



TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

9C



The Tree Amigos Outdoor Services, Inc.
 5000-18 Highway 17
 #235
 Fleming Island FL 32003
 904-778-1030

Contract Invoice

Invoice#: 17633

Date: 05/27/2022

License:

Billed To: Twin Creeks North CDD
 2300 Glades Rd.
 suite 410W
 Boca Raton FL 33431

Project: Twin Creeks North CDD O/S
 2300 Glades Rd.
 suite 410W
 Boca Raton FL 33431

Due Date: 06/02/2022

Terms: 30DY

Order#

Description	Amount
Beachwalk Landscape Enhancement Deposit	65,588.75

John Kinsey

John Kinsey (May 31, 2022 09:50 EDT)

John Kinsey

Chair

A service charge of 0.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Non-Taxable Amount:	65,588.75
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	65,588.75

Receivable Invoice

Final Audit Report

2022-05-31

Created:	2022-05-31
By:	Daniel Rom (romd@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAr6Hen2B9D7WX0xnqMhumHNCUJjY1v0dK

"Receivable Invoice" History

-  Document created by Daniel Rom (romd@whhassociates.com)
2022-05-31 - 1:37:16 PM GMT
-  Document emailed to John Kinsey (jtk@tcdevelopment.net) for signature
2022-05-31 - 1:38:12 PM GMT
-  Email viewed by John Kinsey (jtk@tcdevelopment.net)
2022-05-31 - 1:43:02 PM GMT
-  Document e-signed by John Kinsey (jtk@tcdevelopment.net)
Signature Date: 2022-05-31 - 1:50:59 PM GMT - Time Source: server
-  Agreement completed.
2022-05-31 - 1:50:59 PM GMT



Quotation

Quote #: 17633

Date: 05/19/2022

Billed To: Twin Creeks Development Ass. Inc.
10752 Deerwood Park Blvd.
Jacksonville FL 32256

Project: 32216
Twin Creeks North CDD O/S
10752 Deerwood Park Blvd.

Jacksonville FL 32256

This quote is valid until: 06/18/2022

Description	Common Name	Quantity	Price	Ext Price
Beachwalk Landscape Enhancement Enhancement starts at school and ends right before the cut through sidewalk (see attached map)				
Perennial Peanut 1gal	Perennial Peanut	235.00	6.00	1,410.00
Sunshine Ligustrums 3gal	Ligustrum Japonica	265.00	29.00	7,685.00
Fakahatchee Grass Dwarf 3gal	Fakahatchee Grass	105.00	12.50	1,312.50
Firecracker 3gal	Firecracker	275.00	22.50	6,187.50
Podocarpus Pringles 7gal	Podocarpus	230.00	36.50	8,395.00
Bottle Brush Dwarf 7gal	Bottle Brush	405.00	42.00	17,010.00
Boxwood 7gal	Boxwood	18.00	36.00	648.00
Illicium floridanum 7gal	Anise	2.00	36.00	72.00
Trachelopserum Asiaticum Salsa 1gal	Asiatic Jasmine	565.00	6.00	3,390.00
Muhlenbergia Capillaris 3gal	Muhly Grass	190.00	12.50	2,375.00
Schefflera Arboricola 3gal	Schefflera	425.00	16.50	7,012.50
Viburnum Obovatum 3gal	Walter's Viburnum	40.00	16.50	660.00
Philodendron Selloum 7gal	Philodendron	30.00	45.00	1,350.00
Liriope 1gal	Liriope	475.00	6.00	2,850.00
Evolvulus Glomeratus 1gal	Blue Daze	400.00	6.00	2,400.00
Strelitzia Nicolai Orange 15gal	Bird Of Paradise	13.00	125.00	1,625.00
Strelitzia Nicolai White 15gal	Bird Of Paradise	5.00	125.00	625.00
Alpinia Zerumbet 3gal	Varigated Ginger	32.00	22.50	720.00
Ti Red Sister 3gal	Ti	45.00	22.50	1,012.50
Spartina Grass 3gal	Spartina Grass	35.00	12.50	437.50
Mulch - yards	Mulch	200.00	55.00	11,000.00

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com



Quotation

Quote #: 17633

Date: 05/19/2022

Billed To: Twin Creeks Development Ass. Inc.
10752 Deerwood Park Blvd.
Jacksonville FL 32256

Project: 10752 Deerwood Park Blvd.

Jacksonville FL 32256

This quote is valid until: 06/18/2022

Description	Common Name	Quantity	Price	Ext Price
Irrigation (to be billed ar T&M)	Irrigation	1.00		
Bermuda Grass	Bermuda	48,000.00	0.65	31,200.00
Argentin Bahia	Bahia Grass	9,000.00	0.55	4,950.00
Equipment	Equipment	1.00	2,000.00	2,000.00
Dunp Fee	Dump Fee	1.00	3,000.00	3,000.00
Grade/Prep/ Removal	Grade	1.00	8,000.00	8,000.00
Mobilization	Mobilization	1.00	1,000.00	1,000.00
Delivery	Delivery	1.00	2,850.00	2,850.00

Notes

Total: \$131,177.50

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

9D



Invoice

Invoice#: 18028

Date: 08/03/2022

Billed To: Twin Creeks North CDD
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Project: 32216
Twin Creeks North CDD O/S
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Description	Quantity	Price	Ext Price
Replacement of Sylvester Palm including installation	1.00	5,700.00	5,700.00

Notes:

Verbal Approval 08/03/2022

Invoice Total: \$5,700.00

A handwritten signature in black ink, appearing to read 'Daniel Rom', is written over a horizontal line.

8.3.2022

Daniel Rom, District Manager

Quotation

Quote #: 18028


Date: 07/14/2022

Billed To: Twin Creeks North CDD
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Project: 32216
Twin Creeks North CDD O/S
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

This quote is valid until: 08/13/2022

Description	Common Name	Quantity	Price	Ext Price
Replacement of Sylvester Palm including installation		1.00	5,700.00	5,700.00
Notes				
			Total:	\$5,700.00

Approved:  _____

Date: 7.29.2022

Daniel Rom, District Mgr

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

9E



Invoice

Invoice#: 18150

Date: 08/23/2022

Billed To: Twin Creeks North CDD
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Project: 32219
Twin Creeks North CDD Albany Bay Blvd O/S
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Description	Quantity	Price	Ext Price
Half of bed soil mix to replenish annual beds 40 yards installed other half to be replenished at a later date.	1.00	3,400.00	3,400.00

Notes:

Verbal Approval 08/03/2022

Invoice Total: \$3,400.00

A handwritten signature in black ink, appearing to read 'Daniel Rom', is written over a horizontal line.

8.3.2022

Daniel Rom, District Manager

Quotation

Quote #: 18150

Date: 07/27/2022

Billed To: Twin Creeks North CDD
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

Project: 32219
Twin Creeks North CDD Albany Bay Blvd O/S
2300 Glades Rd.
suite 410W
Boca Raton FL 33431

This quote is valid until: 08/26/2022

Description	Common Name	Quantity	Price	Ext Price
Half of bed soil mix to replenish annual beds 40 yards installed other half to be replenished at a later date.		1.00	3,400.00	3,400.00

Notes

Total: \$3,400.00



Approved: _____

Date: 7.29.2022

Daniel Rom, District Mgr
5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045
Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

9F

Twin Creeks North

COMMUNITY DEVELOPMENT DISTRICT

20-Yr Stormwater Needs Analysis Report

Prepared for:

BOARD OF SUPERVISORS
TWIN CREEKS NORTH CDD

June 24, 2022



13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224
Ph (904) 739-3655 - Fax (904) 739-3413
Cert. Of Auth. 00004050

TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS	ii
LIST OF EXHIBITS	iii
1.0 INTRODUCTION	4
2.0 GENERAL	4
ATTACHMENTS.....	5

LIST OF EXHIBITS

Exhibit No.
1

Title
CDD Master Stormwater Management System

1.0 INTRODUCTION

The Twin Creeks North Community Development District ("CDD" or the "District") is a local special purpose government entity established on March 17, 2016. The District contains approximately 829.39 acres of land located within parts of Sections 3, 4, 9, 10, 16 and portion of Section 46 Joseph Peavett Grant, Township 5 South, Range 28 East in St Johns County, Florida. The District provides a long-term solution to the operation and maintenance of the community stormwater facilities.

2.0 GENERAL

As part of the 2021 regular session, the Florida Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. The guidelines for this report indicated that because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. As such, the information compiled within the following report is based upon previous construction plans, site visits, on-going stormwater maintenance activities, historical cost data and future anticipated stormwater maintenance costs.

Stormwater Facilities

The stormwater service area includes the District boundary and consist of 11 existing stormwater ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. The storm sewer conveyance system will remove surface drainage from the roadways via curb and gutter, swales/ditches, storm inlets and culvert pipes that will collect and convey surface drainage to proposed stormwater detention ponds.

ATTACHMENTS

1 Stormwater Needs Analysis Parts 1-4

2 Stormwater Needs Analysis Parts 5-8

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Twin Creeks North CDD
Name of stormwater utility, if applicable:	Twin Creeks North CDD
Contact Person	
Name:	Daniel Rom
Position/Title:	District Manager
Email Address:	romd@whhassociates.com
Phone Number:	1-561-571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Twin Creeks North Community Development District is a local, special purpose government entity established on March 17, 2016. The CDD provides a long term solution to the operation and maintenance of the community stormwater facilities.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

• Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

• Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

CDD annual assessments to residents and funds collected via County tax collector along with annual property taxes.

• Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

NO; THE PLAN IS AN ON-GOING PLAN PER APPROVED SJRWMD PERMITS

Please provide a link to the most recently adopted version of the document (if it is published online):

• Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

● Does your stormwater management program implement the following (answer Yes/No):	
A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

POLICIES REGARDING STORMWATER PONDS ARE PROVIDED TO RESIDENTS; COMPLAINTS ARE RECEIVED BY THE CDD BOARD

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

● Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i> , systems that are dedicated to public ownership and/or operation upon completion)?	No
---	----

Notes or Comments on the above:

New construction phases within the District must meet stormwater requirements set forth by the existing SJRWMD permits.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	2.50	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	150.00	feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	11	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

The master stormwater management plan is comprised of 11 existing stormwater ponds

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

GIS shape file provided

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Stormwater service areas includes the District boundary and includes a stormwater system of 11 existing stormwater ponds

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	22	128	163	208	265
Brief description of growth greater than 15% over any 5-year period:					
includes a 5% escalation per year					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	4,851	4,851					
2019-20	19,657	19,657					
2020-21	21,444	21,444					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	128	163	208	265
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	128	163	208	265

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

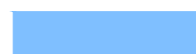

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

EXHIBITS

P:\1111013-34-TWIN CREEKS NORTH CDD\CADD\EXHIBITS\111013_34_Stormwater Irrigation Management.dwg [STRMWR IRR] 6/20/2022 2:11:28 PM Ryan Streepey

LEGEND

-  CDD STORMWATER MANAGEMENT
-  POA STORMWATER MANAGEMENT

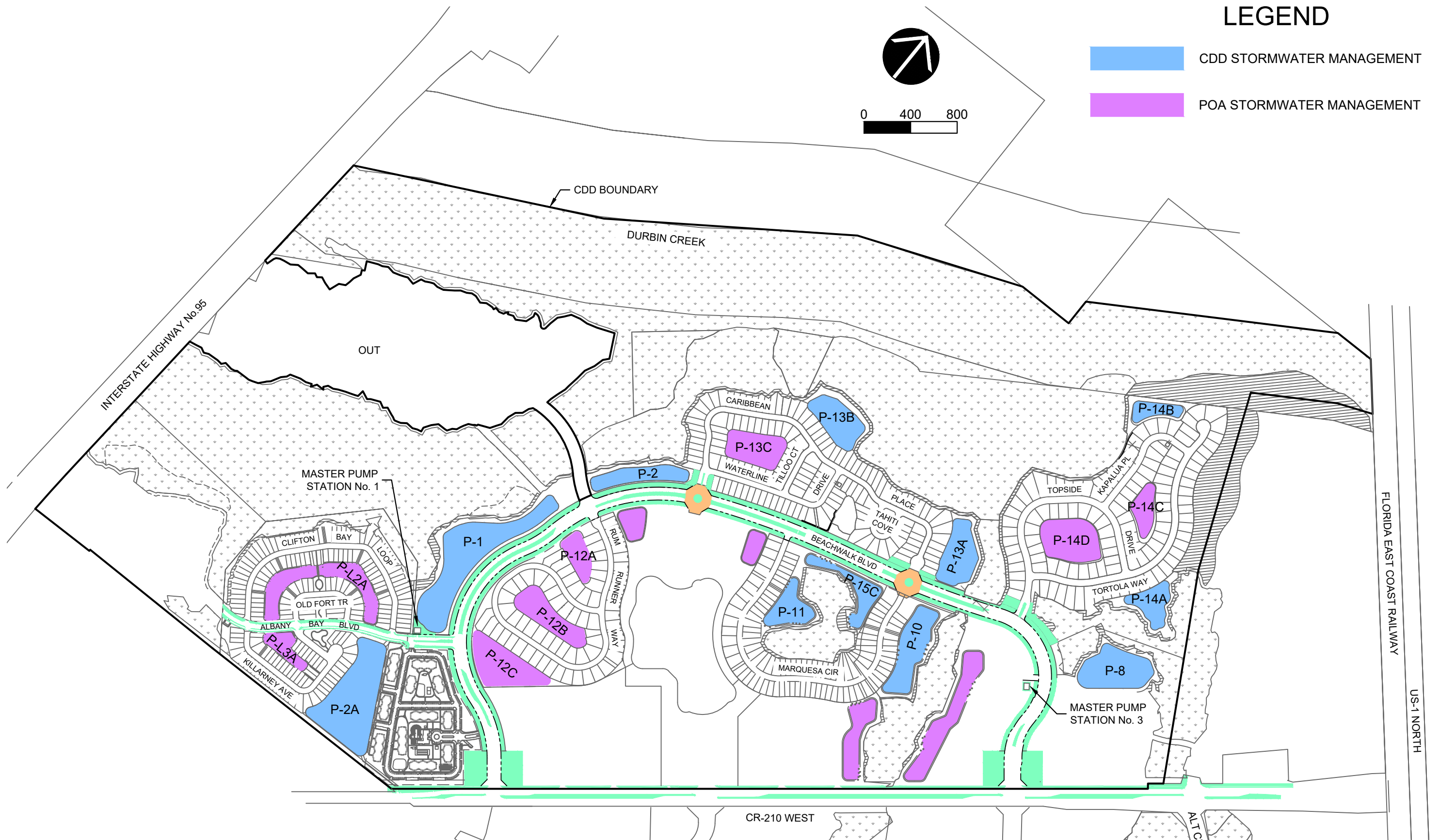
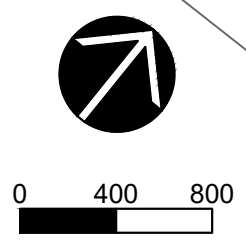


EXHIBIT 1

MASTER STORMWATER MANAGEMENT SYSTEM TWIN CREEKS NORTH CDD



**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

10A

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
ASSETS						
Cash	\$ 1,173,435	\$ -	\$ -	\$ -	\$ -	\$ 1,173,435
Investments						
Revenue 2016A-1	-	744,617	-	-	-	744,617
Revenue 2016A-2	-	545,205	-	-	-	545,205
Revenue 2018	-	-	115,770	-	-	115,770
Reserve 2016 A-1	-	1,162,254	-	-	-	1,162,254
Reserve 2016 A-2	-	556,948	-	-	-	556,948
Reserve 2018	-	-	101,646	-	-	101,646
Prepayment 2016A-1	-	57,027	-	-	-	57,027
Prepayment 2016A-2	-	68,246	-	-	-	68,246
Prepayment 2018	-	-	2,458	-	-	2,458
Construction 2016 BAN	-	-	-	4,719	-	4,719
Construction 2016 A-1	-	-	-	16	-	16
Construction 2016 A-2	-	-	-	12,893	-	12,893
Construction 2018	-	-	-	-	305	305
Cost of issuance 2016 BAN	-	925	-	-	-	925
Cost of issuance 2016 A-1	-	5,148	-	-	-	5,148
Cost of issuance 2016 A-2	-	5,148	-	-	-	5,148
Interest 2016A-1	-	550	-	-	-	550
Interest 2016A-2	-	394	-	-	-	394
Sinking 2018	-	-	2	-	-	2
Redemption 2016 BAN	-	3,284	-	-	-	3,284
Redemption 2016 A-1	-	466	-	-	-	466
Interest receivable	-	3,317	192	20	1	3,530
Due from Sentosa Beachwalk II	11,122	-	-	-	-	11,122
Due from Beachwalk Retail	33,421	-	-	-	-	33,421
Due from 789 Development	9,192	-	-	-	-	9,192
Due from general fund	-	4,911	567	-	-	5,478
Due from debt service fund	37,664	-	-	-	-	37,664
Total assets	<u>\$ 1,264,834</u>	<u>\$ 3,158,440</u>	<u>\$ 220,635</u>	<u>\$ 17,648</u>	<u>\$ 306</u>	<u>\$ 4,661,863</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

	General Fund	Debt Service Fund Series 2016	Debt Service Fund Series 2018	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Total Governmental Funds
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable on-site	\$ 86,908	\$ -	\$ -	\$ -	\$ -	\$ 86,908
Due to Developer	73,749	-	-	-	-	73,749
Due to general fund	-	37,664	-	-	-	37,664
Due to debt service fund A1	3,062	-	-	-	-	3,062
Due to debt service fund A2	1,849	-	-	-	-	1,849
Due to debt service fund 2018	567	-	-	-	-	567
Developer advance	2,500	-	-	-	-	2,500
Total liabilities	<u>168,635</u>	<u>37,664</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>206,299</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	53,735	3,317	192	20	1	57,265
Total deferred inflows of resources	<u>53,735</u>	<u>3,317</u>	<u>192</u>	<u>20</u>	<u>1</u>	<u>57,265</u>
Fund balances:						
Restricted for:						
Debt service	-	3,117,459	220,443	-	-	3,337,902
Capital projects	-	-	-	17,628	305	17,933
Unassigned	1,042,464	-	-	-	-	1,042,464
Total fund balances	<u>1,042,464</u>	<u>3,117,459</u>	<u>220,443</u>	<u>17,628</u>	<u>305</u>	<u>4,398,299</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,264,834</u>	<u>\$ 3,158,440</u>	<u>\$ 220,635</u>	<u>\$ 17,648</u>	<u>\$ 306</u>	<u>\$ 4,661,863</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,533	\$ 914,038	\$ 815,118	112%
Assessment levy: off-roll	-	29,990	226,729	13%
Interest and miscellaneous	-	305	-	N/A
Total revenues	<u>2,533</u>	<u>944,333</u>	<u>1,041,847</u>	91%
EXPENDITURES				
Professional & administrative				
Supervisors	-	800	4,000	20%
FICA	-	61	306	20%
District engineer	-	75	5,000	2%
General counsel	2,175	12,723	24,000	53%
District manager	4,167	41,667	50,000	83%
Debt service fund accounting: 2016 master bonds	418	4,181	5,017	83%
Debt service fund accounting: 2016 sub bonds	207	2,069	2,483	83%
Debt service fund accounting: Lennar bonds	292	2,917	3,500	83%
Arbitrage rebate calculation	-	-	750	0%
Audit	3,875	3,875	6,010	64%
Postage	30	427	750	57%
Insurance - GL, PL	-	11,930	13,175	91%
Legal advertising	-	274	1,200	23%
Mailed notices	-	-	1,600	0%
Miscellaneous - bank charges	-	510	750	68%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Dissemination agent	167	1,667	2,000	83%
Annual district filing fee	-	175	175	100%
Trustee	-	10,500	10,500	100%
Total professional & administrative	<u>11,331</u>	<u>94,556</u>	<u>132,131</u>	72%
Field Operations				
Landscape maintenance				
Field operations manager	-	-	9,600	0%
Beachwalk Blvd (inc. main entries)	148,440	438,044	350,000	125%
CR 210 - median	-	-	30,000	0%
Tree/plant replacement	-	-	50,000	0%
Annuals rotation	-	12,901	18,000	72%
Mulch	-	-	171,000	0%
Irrigation repairs	5,873	5,873	12,000	49%
Irrigation water	35,097	198,141	295,000	67%
Aquatic maintenance	1,787	16,083	21,500	75%
Road maintenance	-	-	15,000	0%
Accounting	625	6,250	7,500	83%
Total field operations	<u>191,822</u>	<u>677,292</u>	<u>979,600</u>	69%

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Tax collector	-	18,230	16,982	107%
Total other fees & charges	-	18,230	16,982	107%
Total expenditures	203,153	790,078	1,128,713	70%
Excess/(deficiency) of revenues over/(under) expenditures	(200,620)	154,255	(86,866)	
Fund balances - beginning	1,243,084	888,209	591,365	
Fund balances - ending	<u>\$ 1,042,464</u>	<u>\$ 1,042,464</u>	<u>\$ 504,499</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 4,911	\$ 1,772,421	\$ 1,747,945	101%
Assessment levy: off-roll 2016A-1	-	291,529	224,070	130%
Assessment prepayments	59,278	240,358	-	N/A
Interest 2016 BAN	3	7	-	N/A
Interest 2016 A-1	1,343	2,517	-	N/A
Interest 2016 A-2	793	1,507	-	N/A
Total revenues	<u>66,328</u>	<u>2,308,339</u>	<u>1,972,015</u>	117%
EXPENDITURES				
Principal 2016A-1	-	285,000	285,000	100%
Principal 2016A-2	-	130,000	130,000	100%
Principal prepayment 2016A-1	-	170,000	-	N/A
Principal prepayment 2016A-2	-	165,000	-	N/A
Interest 2016A-1	-	1,029,333	1,031,969	100%
Interest 2016A-2	-	508,250	510,825	99%
Total debt service	<u>-</u>	<u>2,287,583</u>	<u>1,957,794</u>	117%
Other fees & charges				
Tax collector	-	35,352	36,416	97%
Total other fees and charges	<u>-</u>	<u>35,352</u>	<u>36,416</u>	97%
Total expenditures	<u>-</u>	<u>2,322,935</u>	<u>1,994,210</u>	116%
Excess/(deficiency) of revenues over/(under) expenditures	66,328	(14,596)	(22,195)	
Fund balances - beginning	<u>3,051,131</u>	<u>3,132,055</u>	<u>3,059,887</u>	
Fund balances - ending	<u>\$ 3,117,459</u>	<u>\$ 3,117,459</u>	<u>\$ 3,037,692</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 567	\$ 204,694	\$ 202,400	101%
Interest	174	376	-	N/A
Total revenues	<u>741</u>	<u>205,070</u>	<u>202,400</u>	101%
EXPENDITURES				
Principal	-	55,000	55,000	100%
Interest	-	142,225	142,225	100%
Total debt service	<u>-</u>	<u>197,225</u>	<u>197,225</u>	100%
Other fees & charges				
Tax collector	-	4,084	4,217	97%
Total other fees and charges	<u>-</u>	<u>4,084</u>	<u>4,217</u>	97%
Total expenditures	<u>-</u>	<u>201,309</u>	<u>201,442</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	741	3,761	958	
Fund balances - beginning	219,702	216,682	211,504	
Fund balances - ending	<u>\$ 220,443</u>	<u>\$ 220,443</u>	<u>\$ 212,462</u>	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016 BANS & 2016 BONDS
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest 2016 A-2	\$ 13	\$ 25
Total revenues	13	25
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	13	25
Fund balances - beginning	17,615	17,603
Fund balances - ending	\$ 17,628	\$ 17,628

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018 BONDS
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	305	305
Fund balances - ending	\$ 305	\$ 305

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

10B

DRAFT

**MINUTES OF MEETING
TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Twin Creeks North Community Development District held a Regular Meeting on May 16, 2022, at 11:30 a.m., at the Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd., St. Augustine, Florida 32084.

Present at the meeting, were:

John Kinsey	Chair
Zenzi Rogers	Vice Chair
Bryan Kinsey	Assistant Secretary
Jared Bouskila	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Sue Delegal	District Counsel
Neal Brockmeier (via telephone)	District Engineer
EJ Martinez	Down To Earth Landscape & Irrigation
Vince Forte	Down To Earth Landscape & Irrigation

Residents present, were:

Jennifer Ferrell	Neal Shact	Geoffrey Rocque	John Stinson
Charlie Arnold	Gregg Thoman	Jim Procter	Andrew Prasatek
Emilio Mayor	Jon Cargill		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:56 a.m. Supervisors Bouskila, Rogers, John Kinsey and Bryan Kinsey were present, in person. Supervisor Jordan was not present.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom read the following public comment received from Geoffrey Rocque, at 348 Clifton Bay:

40 “Who is paying for the landscaping fix? When can residents see playground invoices
41 and construction ETA?”

42

43 **THIRD ORDER OF BUSINESS**

**Consideration of Proposals for Landscape
44 Maintenance Services**

45

46 **A. RFP Package**

47 **B. Affidavit/Proof of Publication**

48 The Request for Proposals (RFP) and affidavit of publication were included for
49 informational purposes.

50 **C. Respondents**

51 Mr. Rom stated that both respondents submitting everything requested by the RFP.

52 **I. Down To Earth Landscape & Irrigation**

53 First Year: \$414,918 (for scope of work in RFP)

54 **II. The Tree Amigos**

55 Option 1: \$755,485 (for scope of work in RFP)

56 Option 2: \$565,090 (for scope of work thought necessary)

57 Mr. John Kinsey gave his opinions about the responses and noted the following:

58 ➤ The RFP did not provide for bidding on anything other than the RFP scope of work;
59 however, if The Tree Amigos is the successful bidder, he felt that it would make sense to
60 consider their options with the possibility of reducing the costs but with better overall
61 landscaping.

62 ➤ The Tree Amigos reached out regarding whether there were any questions and met on
63 site to go over some things. There was no contact from Down To Earth.

64 ➤ Down To Earth is not a northeastern Florida company. They recently opened a branch
65 but are primarily localized in other parts of Florida. The local manager used to work for a
66 company that put on social events and it is believed that he has virtually no landscaping
67 experience and the other local employees have very little landscaping experience.

68 ➤ The bid price from Down To Earth seems too low to carry out the full scope of work.

69 ➤ The Tree Amigos is an established, long-standing northern Florida company with
70 extensive experience in both landscape installation, maintenance and repair.

71 ➤ He suggests selecting The Tree Amigos but authorizing a Board Member to work with
72 them to determine the appropriate frequency for mowing and other activities that might not be
73 necessary, such as mulch replacement, which could save money.

74 Ms. Rogers noted that the RFP contained an outdated map of responsibility for
75 maintenance of a certain area. Ms. Delegal stated that it is important to make sure that the
76 CDD has the correct property interest in all parcels that will be maintained by the CDD, and, if
77 not, then by way of a quit-claim deed or easement. It is believed the only area involved in this
78 situation is a right-of-way (ROW).

79 **D. Ranking**

80 Mr. John Kinsey discussed his recommended scoring as follows:

81 <u>Categories</u>	<u>Down To Earth</u>	<u>The Tree Amigos</u>
82 Experience	10	30
83 Personnel	10	20
84 Price	30	20
85 Financial Capability	10	10
86 Understanding Scope of Work	10	10

87 Mr. Rom reported the overall scores and rankings, as follows:

- 88 #1 The Tree Amigos 90 points
- 89 #2 Down To Earth Landscape & Irrigation 70 points

90 **E. Authorization to Engage Respondent**

91

92 **On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor,**
93 **accepting the scores and ranking and engaging The Tree Amigos, the #1 ranked**
94 **respondent to the RFP for Landscape Maintenance Services, authorizing the**
95 **Chair and Staff to negotiate and finalize a contract with The Tree Amigos and**
96 **authorizing the Chair to execute, was approved.**

97

98

99 **FOURTH ORDER OF BUSINESS**

Acceptance of Resignation of Supervisor Robert S. Jordan, Seat 2 (Term Expires November 2022)

100
101
102
103

Mr. Rom presented Mr. Robert Jordan’s resignation letter.

104

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, the resignation of Mr. Robert Jordan, from Seat 2, was accepted.

105
106
107
108

109 **FIFTH ORDER OF BUSINESS**

Consider Appointment to Fill Unexpired Term of Seat 2

110
111

112 **A. Administration of Oath of Office to Newly Appointed Supervisor (the following will be provided in a separate package)**

114 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

116 **II. Membership, Obligations and Responsibilities**

117 **III. Financial Disclosure Forms**

118 **a. Form 1: Statement of Financial Interests**

119 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

120 **c. Form 1F: Final Statement of Financial Interests**

121 **IV. Form 8B – Memorandum of Voting Conflict**

122 **B. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date**

124 Mr. John Kinsey wants to advertise the vacancy and seek a resident to serve on the Board. He will work with the District Manager accordingly.

126 Mr. Rom stated he will coordinate with the HOA to send information to residents.

127 These items were deferred.

128

129 **SIXTH ORDER OF BUSINESS**

Discussion: Stormwater Management Needs Analysis Reporting Requirements

130
131

132 Mr. Rom discussed new legislation that requires CDDs to prepare a 20-year Stormwater
133 Management Needs Analysis Report to document the CDD’s anticipated future stormwater
134 system needs. The initial Report must be submitted by June 30, 2022, then every five years
135 thereafter.

136 **A. Ratification of Prosser, Inc., Proposal to Provide Stormwater Management Needs**
137 **Analysis Report**

138 Mr. Rom presented the Prosser, Inc., proposal, previously executed by the Chair.

139 **B. Consideration of First Amendment to Agreement for Professional Engineering Services**

140 Ms. Delegal presented the First Amendment to the Agreement for Professional
141 Engineering Services.

142

143 **On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in**
144 **favor, the Prosser, Inc., proposal for preparation of the 20-Year Stormwater**
145 **Management Needs Analysis Report, in the lump sum amount of \$6,000, and a**
146 **\$3,000 fee for meeting coordination, was ratified and the First Amendment to**
147 **the Agreement for Professional Engineering Services, was approved.**

148

149

150 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

155

156 Mr. Rom presented Resolution 2022-02. Seat 2, currently vacant, and Seat 3, currently
161 held by Supervisor Bryan Kinsey, will be elected at the November 2022 General Election. The
162 candidate qualifying period is noon on June 13, 2022 to noon on June 17, 2022. Candidates
163 must be a citizen of the United States, at least 18 years of age, a legal resident of Florida and
164 the CDD and be a registered voter in St. Johns County.

165

166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203

On MOTION by Ms. Rogers and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating a Date, Time and Location for Landowners’ Meeting of the District, and Providing for an Effective Date [Seat 4]

Mr. Rom presented Resolution 2022-04.

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2022-03, Designating a Date, Time and Location of November 15, 2022 at 2:00 p.m., at the Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd., St. Augustine, Florida 32084; for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2022-04. He reviewed the proposed Fiscal Year 2023 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any adjustments.

It was noted that the “Landscape maintenance” budget might change depending on the negotiations with the Tree Amigos Agreement.

204
205
206
207
208
209
210

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended as necessary, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 23, 2022 at 12:15 p.m., at the Home2Suites by Hilton St. Augustine I-95, 270 Outlet Mall Blvd., St. Augustine, Florida 32084; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

211
212
213
214
215

TENTH ORDER OF BUSINESS

Discussion: Replacement for Field Operations Liaison

216
217

Discussion ensued regarding the need for a new Field Operations Liaison. The Board authorized the Chair to work with the HOA and other parties with regard to Field Operations.

218

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

220
221
222

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022.

223

TWELFTH ORDER OF BUSINESS

Approval of September 7, 2021 Public Hearings and Regular Meeting Minutes

225
226

227
228
229
230

On MOTION by Mr. John Kinsey and seconded by Ms. Rogers, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted and the September 7, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

231
232
233

Going forward, the Unaudited Financial Statements and Meeting Minutes will be Consent Agenda Items.

235

THIRTEENTH ORDER OF BUSINESS

Staff Reports

237
238
239
240

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***
There was no report.
- B. District Engineer: *Prosser, Inc.***

241 There was no report.

242 **C. Field Operations Liaison**

243 There was no report.

244 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

245 • **NEXT MEETING DATE: May 24, 2022 at 1:00 P.M.**

246 ○ **QUORUM CHECK**

247 The May 24, 2022 meeting will be cancelled; the next meeting will be on August 23,
248 2022.

249

250 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

251

252 There were no Board Members' comments or requests.

253

254 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

255

256 Resident Emilio Mayor noted \$295,000 budgeted for irrigation and discussed the
257 condition of the grass and voiced his opinion that the grass is being irrigated too often and at
258 improper times. Reducing irrigation frequency could save the CDD money.

259 It was noted that the reason irrigation is operating during the day now is because of bad
260 clocks so certain zones must be turned on manually. There is more irrigation now because fertilizer
261 was recently applied.

262 Mr. Mayor asked if the irrigation system has rain sensors, as he observed irrigation
263 running while it is raining. The response was affirmative. Mr. Mayor was directed to notify
264 Management, who will notify The Tree Amigos.

265 Mr. Mayor asked when the pirate ship will arrive. It was noted that it is supposed to
266 arrive by the end of summer.

267

268 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

269

270 There being no further business to discuss, the meeting adjourned.

271

272
273
274
275
276
277

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 12:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

278
279
280
281
282
283
284
285

Secretary/Assistant Secretary

Chair/Vice Chair

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

11D

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

St. Augustine Outlets Community Room, 500 Outlet Mall Blvd., Suite 25, St. Augustine, Florida 32084

**Home2 Suites by Hilton St Augustine I-95, 270 Outlet Mall Blvd, St. Augustine, Florida 32084*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 16, 2021 CANCELED	Regular Meeting	12:15 P.M.
January 18, 2022 CANCELED	Regular Meeting	12:15 P.M.
March 15, 2022 CANCELED	Regular Meeting	12: 15 P.M.
April 26, 2022* CANCELED NO QUORUM	Regular Meeting	1:00 P.M.
May 16, 2022*	Regular Meeting	11:30 A.M. ¹
May 24, 2022* CANCELED	Regular Meeting	1:00 P.M.
July 26, 2022* CANCELED	Regular Meeting	1:00 P.M.
August 23, 2022*	Public Hearing and Regular Meeting	12:15 P.M.
September 27, 2022*	Regular Meeting	1:00 P.M.

¹ May 16, 2022 meeting will begin immediately following the adjournment of the Creekside at Twin Creeks Community Development District meeting, scheduled to commence at 11:30 a.m.